

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, March 9, 2011

CASE NUMBER: C15-2010-0134

DENIED

☐ Y ☐ Jeff Jack
☐ A ☐ Michael Von Ohlen
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman
☐ Y ☐ Heidi Goebel
☐ Y ☐ Melissa Hawthorne

GRANTED

☐ Y ☐ Jeff Jack
☐ A ☐ Michael Von Ohlen
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels
☐ Y ☐ Clarke Hammond
☐ Y ☐ Heidi Goebel
☐ Y ☐ Melissa Hawthorne

APPLICANT: Jim Bennett

OWNER: Fred Purcell

ADDRESS: 12912 PARK DR

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.46 feet along the west property line in order to maintain a garage for a single-family residence in an "SF-2", Single-Family Residence zoning district.

Board Member Jeff Jack for discussion only to Grant, Board Member Leane Heldenfels second. The public hearing was closed on Board Member Bryan King to GRANT, Board Member Jeff Jack second on a 7-0 Vote; GRANTED

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 10.3 feet in order to maintain a carport for a single-family residence in an "SF-2", Single-Family Residence zoning district.

Board Member Jeff Jack for discussion only to Deny, Board Member Bryan King second, The public hearing was closed on Board Member Leane Heldenfels to DENY, Board Member Bryan King second on a 7-0 Vote; DENIED

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.9 feet along the east property line in order to maintain a carport for a single-family residence in an "SF-2", Single-Family Residence zoning district.

Board Member Jeff Jack for discussion only to Deny, Board Member Leane Heldenfels second, The public hearing was closed on Board Member Leane Heldenfels to Deny, Board Member Bryan King second on a 7-0 Vote; DENIED

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.9 feet along the west property line in order to maintain a single-family residence in an "SF-2", Single-Family Residence zoning district.

Board Member Jeff Jack for discussion only to Grant, Board Member Bryan King second, The public hearing was closed on Board Member Bryan King to GRANT, Board Member Jeff Jack second on a 7-0 Vote; GRANTED

The applicant has requested a variance to decrease the side yard setback requirement of Section 25-2-492 (D) from 5 to 0 feet along the east and west property line in order to maintain a swimming pool, deck and stairs for a single-family residence in an "SF-2", Single-Family Residence zoning district.

Board Member Jeff Jack for discussion only to Deny Board Member Nora Salinas second, The public hearing was closed on Board Member Bryan King to GRANT for emergency access on east side only, Board Member Jeff Jack second; Board Member Leane Heldenfels to DENY west property line, Board Member Bryan King second on a 7-0 Vote.

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 8 ½ feet along the east and west property lines in order to maintain a solid fence for a single-family residence in an "SF-2", Single-Family Residence zoning district.

The public hearing was closed on Board Member Bryan King motion to Grant (east side property line only) and Postpone (west side property line) to April 11, 2011, Board Member Jeff Jack second on a 7-0

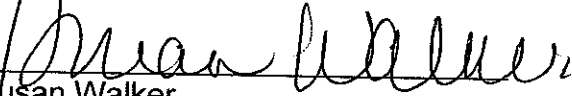
BOARD'S DECISION:

FINDING:


1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the improvements are complete and in most cases the amount of variances are minimal caused by the topography, terrain and the shape of the frontage of the lot
2. (a) The hardship for which the variance is requested is unique to the property in that: the extreme topographic conditions of the one side, hardship on the setback is due to the construction of frame did not allow for rock work and encroaches into setback, east side of setback emergency access to the rear lot to pool.

(b) The hardship is not general to the area in which the property is located because: the extreme topographic conditions of the one side, hardship on the setback is due to the construction of frame did not allow for rock work and encroaches into setback, east side of setback emergency access to the rear lot to pool.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of

the regulations of the zoning district in which the property is located because: due to topography of the site the roof of the garage is almost non visible from off the property, structure already in place and have little or no affect on the character of the area.



Susan Walker
Executive Liaison



Leane Heldenfels
Chairman

For File

Attention: City of Austin Board of Adjustment

3/9/2011

RE: Opposition to Fred Purcell

Case Number: C15-2010-0134

We oppose the following variances requested by Mr. Purcell because they are detrimental to our property (adjacent) and are not necessary because of any hardship or unusual circumstances. They are due to Mr. Purcell's construction of his home and accessory structures out of disregard for the City of Austin building code. He is asking for forgiveness – after having planned in advance to do the very things for which he seeks variances.

Variance 1 – decrease West side yard from 5 feet to 4.46 feet for a garage

Oppose this because the garage has a roof that further extends into the setback and is within inches from his wall and the property line. The roof is at the same level as the top of the wall so it is very obtrusive.

No hardship exists to require that he build a garage here. He planned this all along and disregarded the City code.

Variance 2 – decrease front street setback from 25 feet to 10.3 feet.

Carport was built without a permit and he had no intention of notifying the city or requesting a variance.

No hardship exists for this carport to be placed in the setbacks. This property is virtually covered with structures. Slope and street are not a factor the City BOA should find to be unusual or difficult.

Variance 3 – decrease East side yard from 5 feet to 3.9.

Oppose this due to major encroachment for an un-necessary, un-permitted carport.

No hardship or unusual terrain exists for the BOA to authorize this variance.

Variance 4 – decrease West side yard setback from 5 ft to 4.9 feet.

No comment.

Variance 5 – decrease East and West side yard setback from 5 feet to 0 feet for a pool, deck and stairs.

Oppose this variance request. A swimming pool and deck and stairs were constructed at a height of approximately 10-12 feet above grade and completely into the setback. It is an intrusive and unsightly structure that was constructed under a permit that showed the design to be in compliance, however he did not build it in accordance with the plan. Thus his need for this variance.

Variance 6 – increase maximum fence height from 6 feet to 8.5 feet along the East and West property line.

Oppose this variance request. The information being provided by the applicant, Mr. Purcell, under-represents this structure – it is as high as 15 feet and retains up to 5 feet of land where it was cut out. From the side on our property, it is at least 9-10 feet high as shown by pictures. Note that Mr. Purcell does not have a permit for this structure and no plans submitted showing the detail of this wall.

In Summary, Bill Snyder and Fred Purcell have talked directly (November and December) and Patty Snyder and Mr. Purcell have talked directly (immediately after the last BOA meeting). Mr. Purcell has made no offer to resolve, and no amount of discussion between us and Mr. Purcell can change the need for him to be seeking the Board's approval - violations would still exist. Even without our opposition, the City BOA would still not be able to validate them to be a hardship case, unusual terrain, or some other rationale required for approval. None of these conditions exist.

C15-2010-0134

Doug Sartoris
12910 Park Drive
Austin, Texas 78732
DSartoris@aol.com

March 4, 2011

City of Austin Board of Adjustment
P.O. Box 1088
Austin, Texas 78767-1088

Re: Proposed variances, Fred Purcell, Lot 77. To Whom It May Concern:

My home is next door to Fred's. I am in support of all the variances he is seeking as is the neighborhood and our homeowner's association. Specifically, please consider the adverse affects denying the variances for the deck, fence and carport would have on me.

With regard to the deck: the City does not provide wastewater service to this area even though we are considered to be in the City. Therefore, we must provide our own wastewater package plants for each home; because of the extreme topographical changes in the lots (the topography changes approximately 110' from the street to the water's edge) a grinder pump is required for each lot. When our homes were built Fred agreed to place his grinder pump and holding tank under the deck; this landscaping feature shields the wastewater pump and holding tank from view. I don't want him to tear up his deck and reconfigure this equipment. Much of the swimming pool and deck are suspended over the bluff and function together structurally. I am concerned that tearing up the deck may also result in changes to the pool which could adversely affect both his bluff property and mine.

With regard to the fence: this is not so much a fence but a landscape wall enclosing both of our courtyards. His landscape wall and mine are one and the same and were built together. Obviously, I don't want this landscape feature changing.

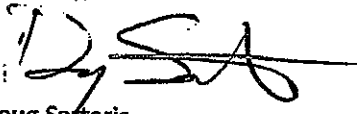
With regard to the gazebo/carport: If Fred is required to tear down this structure, he will likely rebuild it by moving it over to adjoin his one-car garage and in so doing he will need to rebuild his driveway adjacent to our property line. I would have to move and rebuild my mail box and it would put our driveways very close to each other. I much prefer the current design and, therefore, am very much in support of this variance. Though this area is in the City, the streets and right of ways have never been accepted for maintenance by the City; we have major drainage problems from the street on our side. We are required to work together to solve these drainage challenges with no help from the City. We have recently spent a great deal of money on drainage in the street area. If Fred relocates his driveway, much of this will have to be redone.

As I mentioned above, the City has never accepted any of the improvements offered for public dedication in this subdivision. We are provided no City services whatsoever and are annexed for limited purposes only. The Texas Local Government Code in Sec. 211.016 says that City zoning ordinances affecting the exterior appearance of our homes or open space on our lots cannot be applied to this

subdivision as they relate to landscaping, including the type and amount of landscaping materials. This makes it very confusing for homeowners to know what they can do and can't do regarding construction of landscaping features such as decks, patios, landscape walls, fountains etc.

Thank you for your consideration.

Sincerely,



Doug Sartoris

State of Texas
Local Government Code

Sec. 211.016. ZONING REGULATION AFFECTING APPEARANCE OF BUILDINGS OR OPEN SPACE

- (a) This section applies only to a zoning regulation that affects: (1) the exterior appearance of a single-family house, including the type and amount of building materials; or (2) the landscaping of a single-family residential lot, including the type and amount of plants or landscaping materials;
- (b) A zoning regulation adopted after the approval of a residential subdivision plat does not apply to that subdivision until the second anniversary of the later of: (1) the date the plat was approved; or (2) the date the municipality accepts the subdivision improvements offered for public dedication.

From the City's Motion for Summary Judgment: "Exh. B: the bill file for the enactment of new legislation in 2003, Sec. 211.016, which was added to Subchapter A, Ch. 211, Local Government Code by HB 1207; applicability of the new law is addressed in SECTION 2:

- (a) This act takes effect Sept. 1, 2003.
- (b) The change in law made by the Act applies only to a residential subdivision plat approved by a municipality on or after the effective date of this Act. A residential subdivision plat approved by a municipality before the effective date of this Act is governed by the law in effect when the plat was approved, and the former law is continued in effect for that purpose."

DELTA SURVEY GROUP, INC.
 8213 BRODIE LANE, SUITE 102
 AUSTIN, TEXAS 78745
 PHONE:(512)282-5200 FAX:(512)252-5230

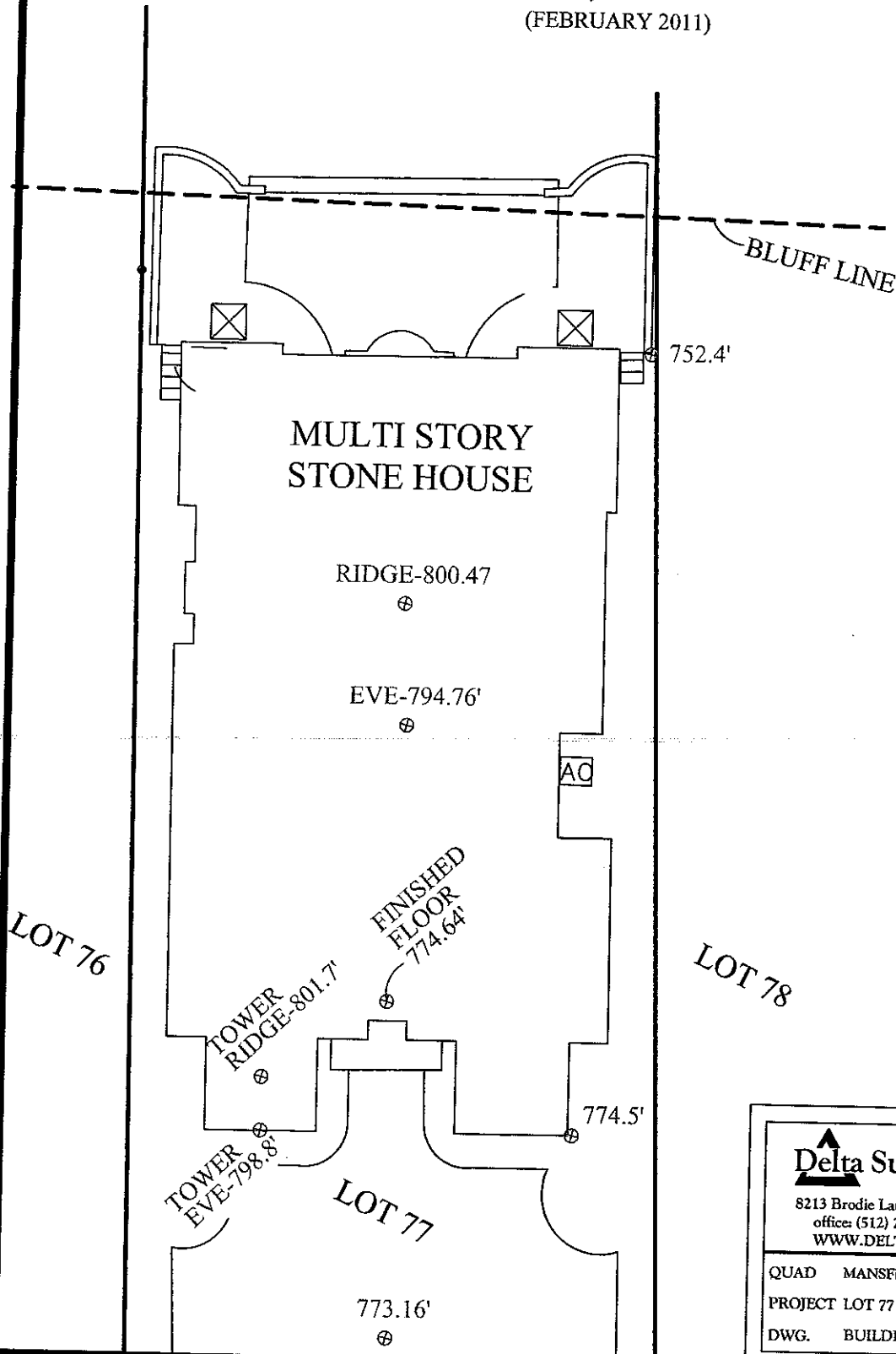
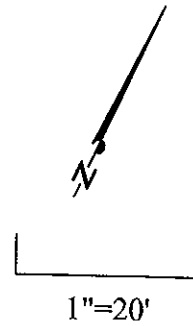
LOT 77, HUGHES PARK LAKE SUBDIVISION No.1 (JULY 2004)				
	ELEVATION	AVERAGED ELEVATION	EXISTING BUILDING HEIGHT	PROPOSED BUILDING HEIGHT
ROOF RIDGE (SOUTHWEST TOWER)	801.7	800.25	37.9	
ROOF EVE (SOUTHWEST TOWER)	798.8			
HIGHEST ADJACENT GRADE	773.6	762.35		
LOWEST ADJACENT GRADE	751.1			
PROPOSED HIGHEST GRADE	774.6	765.1		
PROPOSED LOWEST GRADE	755.6			

LOT 77, HUGHES PARK LAKE SUBDIVISION No.1 (FEBRUARY 2011)						
		ELEVATION	AVERAGED ELEVATION		BUILDING HEIGHT LIVING AREA	BUILDING HEIGHT SOUTHWEST TOWER
ROOF RIDGE (LIVING AREA)		800.5	797.65		34.2	
ROOF EVE (LIVING AREA)		794.8				
ROOF RIDGE (SOUTHWEST TOWER)		801.7	800.25			
ROOF EVE (SOUTHWEST TOWER)		798.8				
HIGHEST ADJACENT GRADE		774.5	763.45			36.8
LOWEST ADJACENT GRADE		752.4				

case:
 35'
 40.25'

NOTE: HEIGHTS ARE BASED ON CITY OF AUSTIN LAND DEVELOPMENT CODE -
 ARTICLE 2. DEFINITIONS; MEASUREMENTS.
 § 25-1-21 DEFINITIONS.
 (46) HEIGHT
NOTE: (§ 25-2-531 HEIGHT LIMIT EXCEPTIONS) MAY ALSO APPLY.

BUILDING HEIGHT EXHIBIT
LOT 77, HUGHES PARK
SUBDIVISION VOLUME 4,
PAGE 64, P.R.T.C.TX.
(FEBRUARY 2011)



Delta Survey Group Inc.

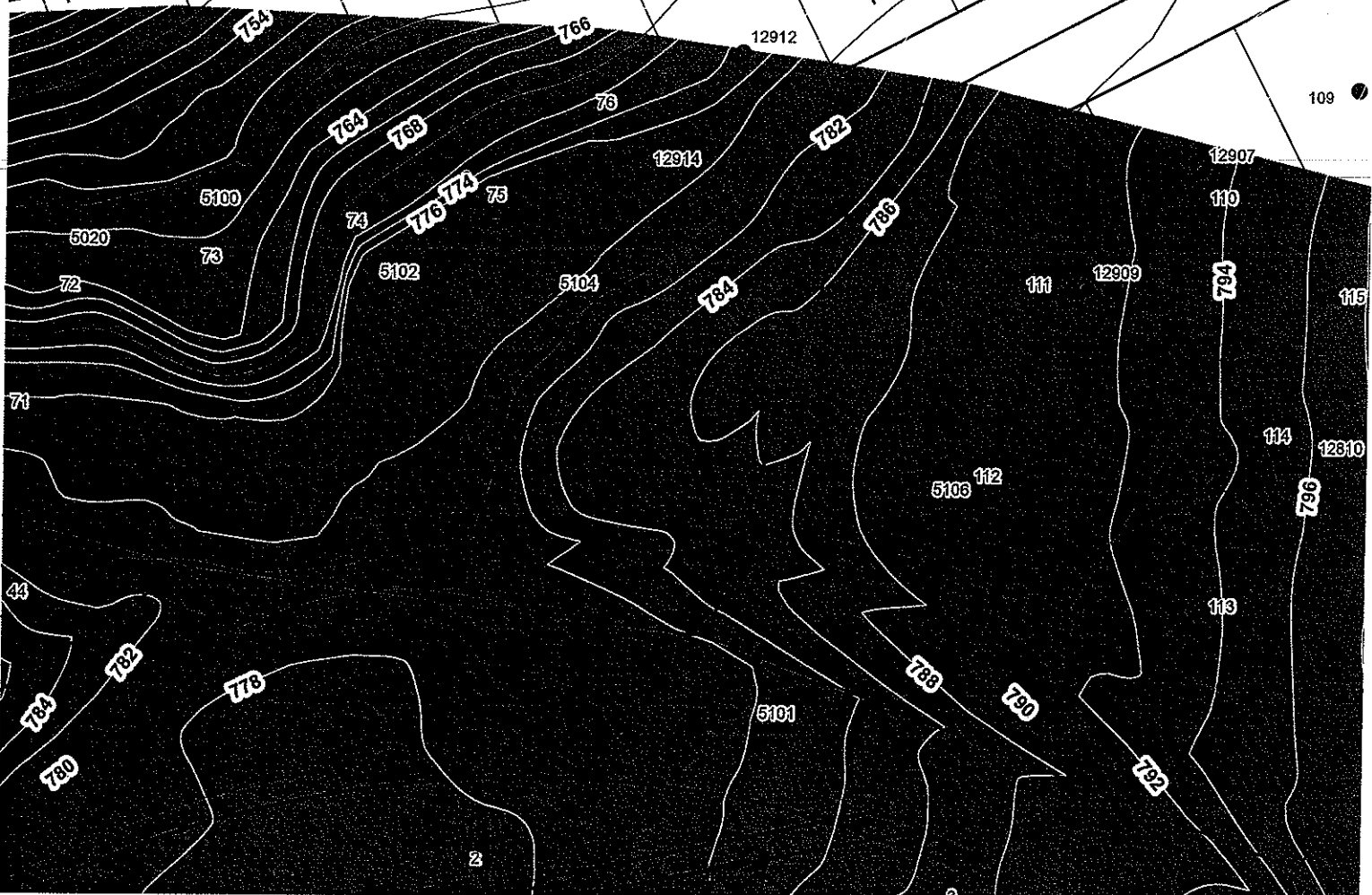
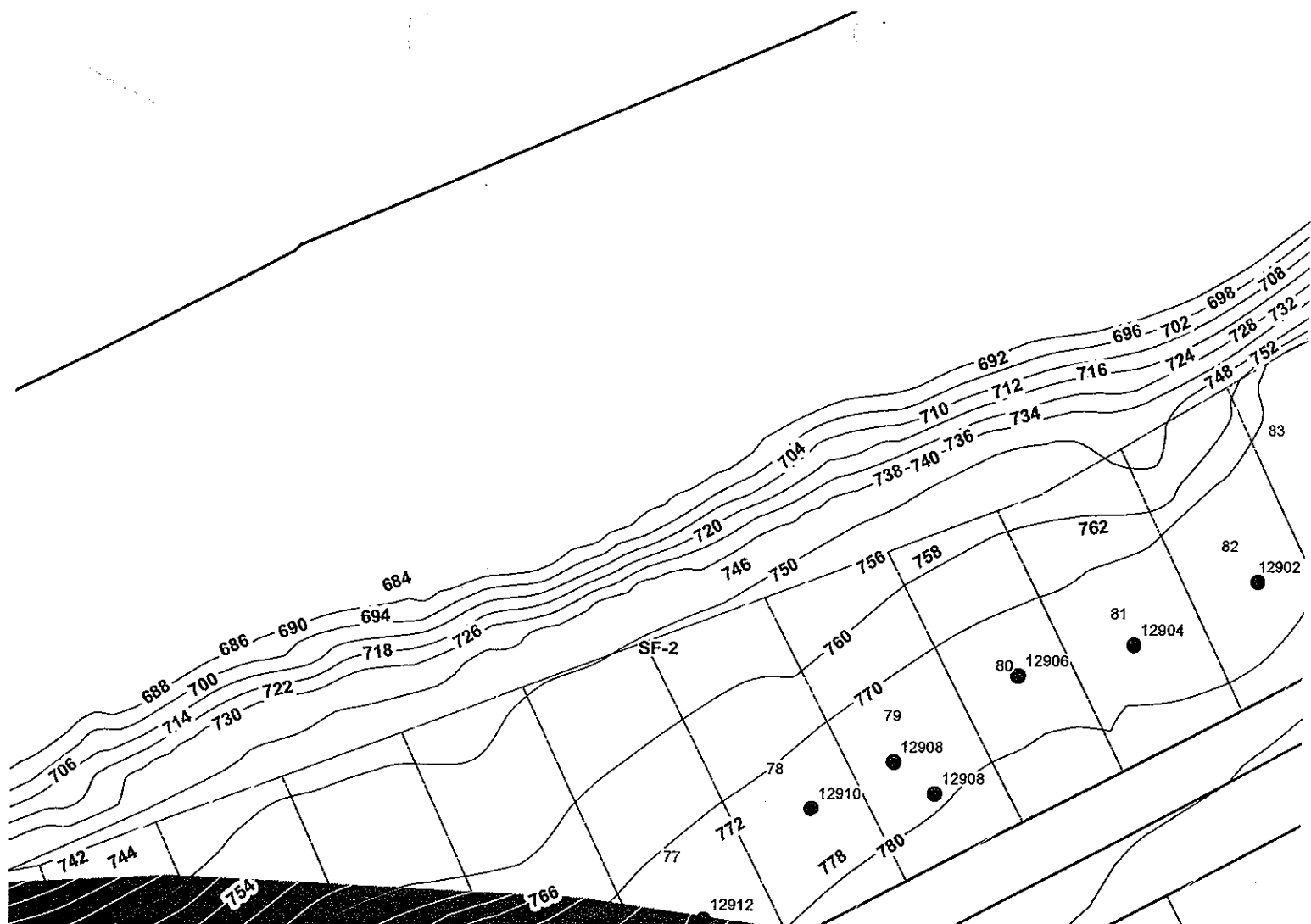
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MANSFIELD

PROJECT LOT 77 PARK DRIVE

DWG. BUILDING HEIGHT EXHIBIT





CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-119518
Building Permit No. 07-119518
Plat No. _____ Date 5/7/07
Reviewer SRB

PRIMARY PROJECT DATA

Service Address 12912 Park Drive Tax Parcel No. _____
Legal Description _____
Lot 77 Block A Subdivision Hughes Park Lake Subd Section 1 Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work
☒ New Residence Finish out
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool
☒ Remodel (specify) FINISH OUT - BPO3-8418R
Bldg-Mech, PLUMB
☐ Addition (specify) _____
☒ Other (specify) "Hold" - to comply w/ 2007-118416

Zoning (e.g. SF-1, SF-2...) SF-2
- Height of Principal building _____ ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____

- Does this site currently have water and wastewater availability? ☐ Yes ☒ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☒ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☒ Yes ☐ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☐ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☐ Yes ☒ No?

VALUATIONS FOR REMODELS ONLY

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway/
Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 15000 will Determine sq. ft.
Job Valuation - Principal Building \$ 1500 000
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
\$ _____
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODEL
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Fred Purcell</u>	Telephone (h) <u>266-6397</u>
		(w) <u>784-4926</u>
BUILDER	Company Name <u>Sarkin Builders</u>	Telephone <u>663-7137</u>
	Contact/Applicant's Name <u>Jeff Sarkin</u>	Pager _____
		FAX _____
DRIVEWAY/ SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____	City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

_____ telephone _____ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/picrivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/o the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE

DATE

5/7/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

1- Pool Decking 8-10 High
2- Detached garage Encroachment
3- Landscaping - No Permit
4- Fence 12' High (Retaining)
5- They say I am on a corner lot - Need Permit
6- Documentation on Exact Lot Dimensions for IC-PC
7- Septic Approval (paperwork)
8- Documents on Right of way release - New Set back
9- 1714 Determination - Appeal
10- garbage running above ground
Sound process to include 24 hrs

Refer to: 2007-118416 RM

Applicant's Signature

Date

5/7/07

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	sq.ft.	sq.f
b. 2 nd floor conditioned area	sq.ft.	sq.f
c. 3 rd floor conditioned area	sq.ft.	sq.f
d. Basement	sq.ft.	sq.f
e. Garage / Carport	sq.ft.	sq.f
___ attached	sq.ft.	sq.f
___ detached	sq.ft.	sq.f
f. Wood decks [must be counted at 100%]	sq.ft.	sq.f
g. Breezeways	sq.ft.	sq.f
h. Covered patios	sq.ft.	sq.f
i. Covered porches	sq.ft.	sq.f
j. Balconies	sq.ft.	sq.f
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.f
l. Other building or covered area(s)	sq.ft.	sq.f
Specify _____		

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. _____ sq.f

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered) _____ sq.ft.
 _____ % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	sq.ft.
b. Driveway area on private property	sq.ft.
c. Sidewalk / walkways on private property	sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	sq.ft.
f. Air conditioner pads	sq.ft.
g. Concrete decks	sq.ft.
h. Other (specify) _____	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) _____ sq.ft.
 _____ % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 12912 Park Drive
 Applicant's Signature [Signature] Date 5/7/07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft.	sq. f
b. 1 st floor area with ceiling height over 15 feet.	sq. ft.	sq. f
c. TOTAL (add a and b above)	sq. ft.	sq. f
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	sq. f
e. 2 nd floor area with ceiling height > 15 feet.	sq. ft.	sq. f
f. TOTAL (add d and e above)	sq. ft.	sq. f
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft.	sq. f
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.	sq. f
i. TOTAL (add g and h above)	sq. ft.	sq. f
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq. ft.	sq. f
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft.	sq. f
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	sq. f
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
	sq. ft.	sq. f
VII. TOTAL		
	sq. ft.	sq. f

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	sq. ft.
GROSS AREA OF LOT	sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)	%

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

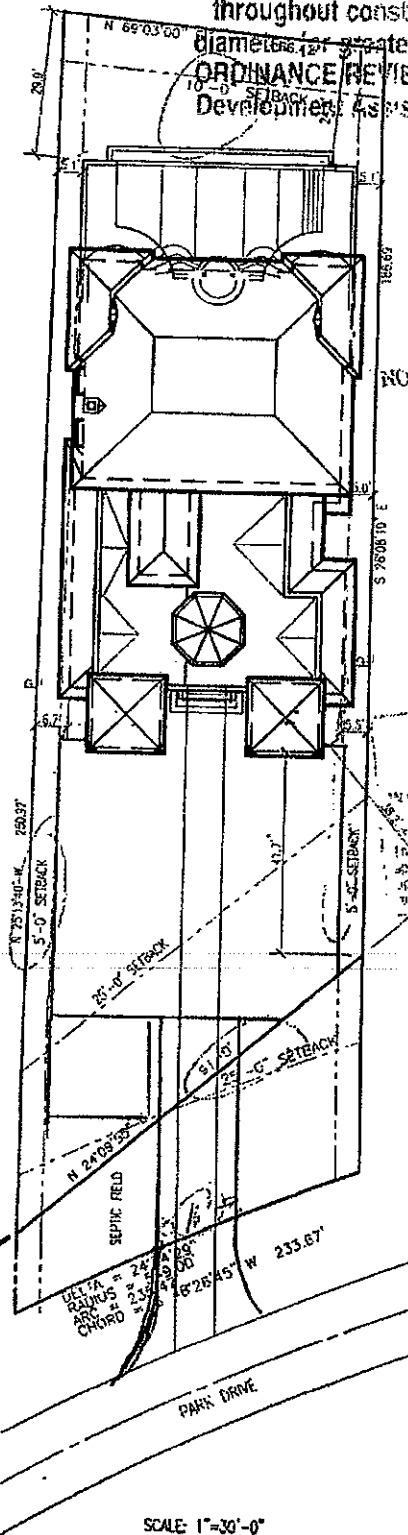
- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is not a habitable portion of the building

The dripline of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No tree measuring 19" in diameter (or greater) may be removed without a TREE ORDINANCE REVIEW from the City of Austin. Call the Development Assistance Center for review: 974-6370.

Final
Elect Pmt -
Pmt # 2003-015465

u. FINISH OUT ONLY

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Watershed Protection & Development Review Department
By *[Signature]* Date 5/7/07
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



REVIEWED FOR TREE PLOT

NO REDUCTION IN TREE COVER
PUBLIC PROPERTY OR PRIVATE
DRAPAGE EASEMENTS

MUST Comply
w/ 2007-118496R

CITY OF AUSTIN
APPROVED FOR PERMIT
Jordan G. Pantalone, P.E.
Watershed Protection & Development Review Department
By *[Signature]* Date 11-12-2007
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

New Setback
Row taken by
Travis County

NOTE: FINAL GRADE ADJACENT TO FOUNDATION SHALL BE NO LESS THAN 8 INCHES BELOW THE SILL PLATE. FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 4 PERCENT FOR 5 FEET. SITE SHALL BE GRADED AT A MINIMUM OF 1 PERCENT IN THE DIRECTION OF FLOW.

NO INLETS LOCATED WITHIN TEN FEET OF THE SIDE PROPERTY LINES NOR WITHIN THE LOT FRONTAGE.

SCALE: 1"=30'-0"

AREA CALC.	
AREA	SQUARE FOOTAGE
LOT AREA	14253 sq. ft.
IMPERVIOUS COVER	6167 sq. ft.
BUILDING COVER	5181 sq. ft.
PERCENTAGE BUILDING COVER	35 %
PERCENTAGE IMPERVIOUS COVER	41 %
LIVING AREA OF HOUSE	3002 sq. ft.

LEGEND	
SYMBOLS	DESCRIPTION
	BOUNDARY LINES
	SETBACK LINE
	FOOTPRINT OF HOUSE
	EXISTING CONTOUR

N-VIZION
ARCHITECTURAL
VISUALIZATION
AND DESIGN

4811 Bee Caves, Suite 202 Austin, TX
512.327.9995 512.327.7858 www.n-vizion.net

Purcell Residence
Lot 77, Hughes Park Lake

***CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE

DATE

5/7/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

1- Pool Decking 8-10' High +
2- Detached garage Encroachment
3- Garport - No Permit
4- Fence 12' High (Retaining)
5- They say fence on our lot - Need Permit
6- Documentation on Exact lot Dimensions/Impervious (see Septic Approval (separate))
7- Septic Approval (separate)
8- Documents on Right of way Release - New Setback
9- 1764 Determination - Appeal!
10- Gasline running above ground *

Refer to: 2007-118416 RM

Applicant's Signature

Date

5/7/07

Subj: **Letter for permit**
Date: 5/13/2007 4:48:09 PM Central Daylight Time
From: Fredapurcell
To: rileys1223

Jeff Saikin
12909 Park Drive
Austin, Texas 78732
512-663-7137 Tel
512-266-6369 Fax

May 10, 2007

Sylvia Benavidez
City of Austin, Watershed Protection and Development Review
505 Barton Springs Rd.
Austin, Texas 78704

Re: 12912 Park Drive, Austin, Texas 78732; Hughes Park Lake Subdivision Project.

Dear Ms. Benavidez,

As you know, building permit #BP03-8418R was issued for the construction of the home at the above address in 2003. The lot on which the home was built is part of the Hughes Park Lake Subdivision project, an endeavor which began in 1939 when approval of the final plat became the first in a series of permits required to initiate and continue the project. The on-going construction of improvements for residential purposes continues today. When the project began it was not within any jurisdictional boundary of the City of Austin but was annexed for limited purposes by the City in 1986. No services, including water, wastewater, fire or police protection, libraries, parks etc. are provided by the City and none of the subdivision improvements such as roads etc. have ever been accepted for maintenance by the City.

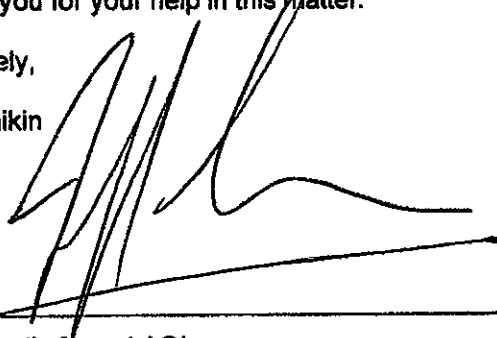
The house was constructed in compliance with all requirements of the project, including those of the final plat for the subdivision, and was substantially completed in 2004, at which time the owner moved in. In response to a complaint from a lawyer of a nearby lot owner, the City is requiring that we call for a final inspection and obtain a C.O. for the house. We called for the inspection under BP03-8418R but were told the permit was doormat. We asked that it be re-activated and were told that it had expired, could not be re-activated, and would no longer support an inspection necessary for issuance of a C.O.

Therefore, pursuant to the City's suggestion for us to authorize a final inspection to issue a C.O. for the home built in this project, we, respectfully, request that you issue the required permit so that we may comply with the City's request.

Thank you for your help in this matter.

Sincerely,

Jeff Saikin



See what's free at AOL.com.

Service Address: 12912 Park Rd.

Applicant's Signature _____

Date _____

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition
a. 1 st floor conditioned area	_____ sq.ft.		<u>3902</u> sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.		_____ sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.		_____ sq.ft.
d. Basement (<u>unfinished</u>)	_____ sq.ft.		<u>2744</u> sq.ft.
e. <u>Garage</u> / Carport			
<u>attached</u>	_____ sq.ft.		_____ sq.ft.
<u>detached</u>	_____ sq.ft.		<u>400</u> sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.		_____ sq.ft.
g. Breezeways	_____ sq.ft.		_____ sq.ft.
h. Covered patios	_____ sq.ft.		<u>1400</u> sq.ft.
i. Covered porches	_____ sq.ft.		_____ sq.ft.
j. Balconies	_____ sq.ft.		_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.		<u>400</u> sq.ft.
l. Other building or covered area(s)	_____ sq.ft.		_____ sq.ft.
Specify _____			

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 8,846 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 5702 sq.ft.
38 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>5702</u> sq.ft.
b. Driveway area on private property	<u>400</u> sq.ft.
c. Sidewalk / walkways on private property	_____ sq.ft.
d. Uncovered patios	_____ sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ sq.ft.
f. Air conditioner pads	<u>70</u> sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) _____	_____ sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 6172 sq.ft.
41 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

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I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

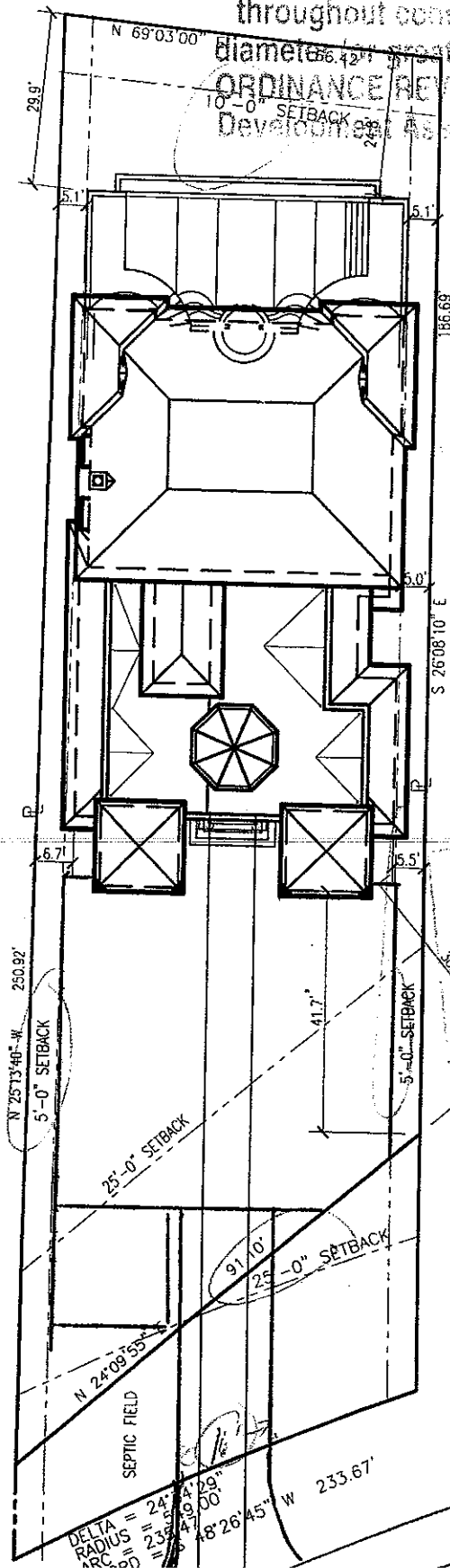
APPLICANT'S
SIGNATURE _____

DATE 10/21/09

Rejection Notes/Additional Comments (for office use only)

① need to know location of driveway & where accessing lot
② need to know parking space location

The dripline of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No trees measuring 19" in diameter (or greater) may be removed without a TREE ORDINANCE REVIEW from the City of Austin. Call the Development Assistance Center for review: 974-6370.



REMOVED FOR INTERIOR VIEW

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Joseph G. Pantalone, P.E.
 Watershed Protection & Development Review Department
 Date: 11-12-2013
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, December 13, 2010

CASE NUMBER: C15-2010-0134

___Y___ Jeff Jack 2nd the Motion
___Y___ Michael Von Ohlen *Melissa Hawthorne*
___Y___ Nora Salinas
___Y___ Bryan King
___Y___ Leane Heldenfels, Chairman
___Y___ Clarke Hammond, Vice Chairman Motion to PP to Feb 14, 2011
___Y___ Heidi Goebel

APPLICANT: Jim Bennett

OWNER: Fred Purcell

ADDRESS: 12912 PARK DR

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.46 feet along the west property line in order to maintain a garage for a single-family residence in an "SF-2", Single-Family Residence zoning district.

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 10.3 feet in order to maintain a carport for a single-family residence in an "SF-2", Single-Family Residence zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.9 feet along the east property line in order to maintain a carport for a single-family residence in an "SF-2", Single-Family Residence zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.9 feet along the west property line in order to maintain a single-family residence in an "SF-2", Single-Family Residence zoning district.

The applicant has requested a variance to decrease the side yard setback requirement of Section 25-2-492 (D) from 5 to 0 feet along the east and west property line in order to maintain a swimming pool, deck and stairs for a single-family residence in an "SF-2", Single-Family Residence zoning district.

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 8 ½ feet along the east and

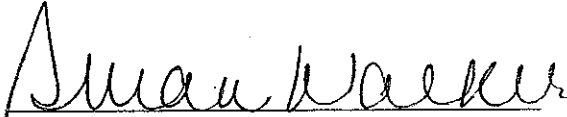
west property lines in order to maintain a solid fence for a single-family residence in an "SF-2", Single-Family Residence zoning district.

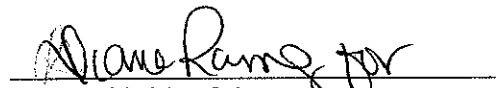
BOARD'S DECISION: POSTPONED to February 14, 2011 (for additional information, show permit of what was built, topographic map, calculations of impervious coverage); Board member Clarke Hammond motioned, Board member Jeff Jack seconded; Vote 7-0; POSTPONED TO February 14, 2011

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Susan Walker
Executive Liaison


Leane Heldenfels
Chairman

Subj: **Park Dr.**
Date: 12/14/2010 12:39:41 P.M. Central Standard Time
From: Fredapurcell@aol.com
To: snyderp@mac.com, dr.snyder@mac.com
CC: rsuttle@abaustin.com

Patty, Bill: If you are willing, I would like to sit down with you and listen to your thoughts on how to resolve matters affecting my home and your land. Patty, if you haven't gone back to Scottsdale, yet, I would be happy for you to come to our home or meet somewhere to discuss this. My telephone number is 512-784-4920. Thanks for your consideration. Fred.

Subj: **12912 Park**
Date: 12/27/2010 12:09:41 P.M. Central Standard Time
From: Fredapurcell@aol.com
To: snyderp@mac.com, dr.snyder@mac.com
CC: rsuttle@abaustin.com

Bill, Patty: I hope you had a merry Christmas. I can come to Scottsdale to meet with you concerning the variances on my home later this week or over the weekend if you so desire. Thanks, Fred.

Subj: **Re: 12912 Park**
Date: 12/27/2010 1:48:34 P.M. Central Standard Time
From: dr.snyder@mac.com
To: Fredapurcell@aol.com
CC: snyderp@me.com

Usually that would be a fine idea, however I'm at tpc Vegas and patty at sawgrass , then next week Utah, after that not sure.....

Patty was pretty disappointed the way the issues were characterized by your side, so I think that pretty much poisoned the well, but I'll ask her

Happy nu year

Sent from my iPhone

On Dec 27, 2010, at 10:09 AM, Fredapurcell@aol.com wrote:

Bill, Patty: I hope you had a merry Christmas. I can come to Scottsdale to meet with you concerning the variances on my home later this week or over the weekend if you so desire.
Thanks, Fred.

Subj: **Re: 12912 Park**
Date: 12/27/2010 4:23:50 P.M. Central Standard Time
From: Fredapurcell@aol.com
To: dr.snyder@mac.com
CC: snyderp@mac.com, rsuttle@abaustin.com

I understand. Yes, there was a question as to whether I had a permit to build my swimming pool; I responded that I did to which she didn't agree. I believe we still have copies of the permits for the pool and garage which I will copy you with. Happy new year to you and if there is a change of mind, please let me know. Fred.

In a message dated 12/27/2010 1:48:34 P.M. Central Standard Time, dr.snyder@mac.com writes:

Usually that would be a fine idea, however I'm at tpc Vegas and patty at sawgrass , then next week Utah, after that not sure.....

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1) CO

2) County permit

3) Home

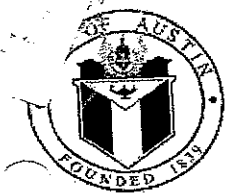
4) Piers

5) Garage

6) Swimming Pool

7) Wastewater Plant

PERMITS



City of Austin

BUILDING PERMIT

PERMIT NO: 2008-063194-BP

Type: RESIDENTIAL Status: Active

12912 PARK DR

Issue Date: 08/11/2008

Expiry Date: 02/07/2009

LEGAL DESCRIPTION				SITE APPROVAL		ZONING sf2		GRID NO. MB33	
PROPOSED OCCUPANCY "life safety Certificate of Occupancy for New Three Story Res W/Att Covered Patio (based on original application it is a 1sty with a basement no indication that it was a 3 sty structure!)"				WORK PERMITTED Remodel				ISSUED BY Gabriel Guerrero Jr	
TOTAL SQFT Remodel: 6,473		VALUATION Tot Val Rem: \$100.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1	# OF PARKING SPACES
TOTAL BLDG. COVERAGE		% COVERAGE		TOTAL IMPERVIOUS COVERAGE				% COVERAGE	

Contact

Applicant, Fred Purcell
Owner, Fred Purcell
General Contractor, Fred Purcell

Telephone

() -
() -
() -

Fee Description

Building Permit Fee

Fee Amount

\$23.00

Paid Date

08/11/2008

Total Fees:

\$23.00

Inspection Requirements

Building Inspection

Section 25-11-94 EXPIRATION AND EXTENSION OF PERMIT (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection performed.)

See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Date

User

last week an agreement was reached in the office of the assistant city manger Sue Edwards for additional information please contact Sue or Terry Irion (letter attached) I Left a message with Marie Sandoval for confirmation of the conversation.

Residential Zoning Review

08/11/2008

Residential Zoning Reviewers

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.



City of Austin

BUILDING PERMIT

PERMIT NO: 2008-063194-BP

Type: RESIDENTIAL Status: Active

12912 PARK DR

Issue Date: 08/11/2008

Expiry Date: 02/07/2009

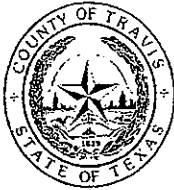
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TOTAL BLDG. COVERAGE		% COVERAGE		TOTAL IMPERVIOUS COVERAGE				% COVERAGE	

Type	Date	Status	Comments	Inspector
101 Building Layout		Open		Bob Bulkley
102 Foundation		Open		Bob Bulkley
103 Framing		Open		Bob Bulkley
104 Insulation		Open		Bob Bulkley
105 Wallboard		Open		Bob Bulkley
111 Energy Final		Open		Bob Bulkley
112 Final Building		Open		Bob Bulkley

Pin # 5006699

5006699

panek.oglesky@
ci.austin.tx.us



NOTICE OF CLASS "A"
TRAVIS COUNTY BASIC DEVELOPMENT PERMIT

This Permit No. 03-2288 is issued on 4/7/2004 and is effective immediately.

This Permit is issued to JEFF SAIKIN
and is not transferrable.

This Permit authorizes the permittee to construct development in accordance with the requirements of Travis County Flood Plain Managements Regulation on the following described property

LOT 77 BLOCK A HUGHES PARK LAKE SUBD 1
12912 PARK DRIVE

Single Family Residence SFR

The permittee applied in Travis County for a basic development permit on the above described location. The application has been reviewed and it is has been determined that the construction and improvements will not be in the 100 year flood plain and elevation certificate completion is not required by Travis County.

This permit shall be posted in a location where it is visable to the public, protected from weather, and secure from vandalism and will remain posted until work is complete.

This Department recommends the finish floor slab be constructed 12 inches above the highest adjacent grade.

Notes:

Compliance with the Endangered Species Act is the responsibility of the applicant.

Issuance of this permit does not imply compliance with deed and/or plat restrictions.

Contact Travis County Prior to Driveway Construction.

Special Provisions:

Stacey Scheffel
Floodplain Administrator
Travis County
Transportation and Natural
Resources

The attached driveway permit constitutes only a regulatory approval by the County pursuant to 251.016, Transportation Code, and Ch 64, Travis County Code. This permit grants no property interest in the right of way and does not constitute a determination by the County that the permittee has any property interest entitling the permittee to construct improvements in the right of way.



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TRAVIS COUNTY PERMIT APPLICATION FOR DRIVEWAY IN RIGHT-OF-WAY

DATE: 7-6-03

Permit No.: 03-02288

Application is hereby made for construction within public right-of-way according to the description as follows. Construction shall conform with Chapter 82.302 (h) of the Travis County Standards for Construction of Streets and Drainage in Subdivisions (8/27/97).

1. PROPERTY INFORMATION:

Street Address: 12912 Park Dr., Austin, TX, 78732

Subdivision Name: Hughes Park Lake Subdiv. #1

Phase: 1 Section: Lot: 77 Block: A

Survey:

-OR-

Acreage:

Tax Parcel No.: 01524401440000

2. DRIVEWAY INFORMATION:

A. ☒ Type 1 (1 or 2 family residence) OR

 Type 2 (Commercial)

B. Culvert-Style 2 OR 2 OR 2 Dip-Style OR

 Curb & Gutter-Style

C. Number of Driveways (max 2 per street): 4-55 Driveway Widths: 12-25' @ ROW-SS

3. ADDITIONAL INFORMATION REQUIRED FOR PROCESSING:

a. Approximate Date of Construction: 7-15-03

b. Site plan showing: property lines, proposed/existing improvements, guardrails, mailboxes, curb inlets, proposed driveways, intersecting nearby streets, and distance of driveway (s) from lot corner.

c. When a property does not have adequate street frontage and access is obtained by way of another property, not owned by this applicant, include a copy of the access / roadway easement that allows this access.

It is agreed that the proposed improvements shall be constructed in accordance with Travis County specifications and as shown on approved plans and specifications submitted. Construction authorized shall be subject to inspection by Travis County. The permit holder shall assume full responsibility for notification, coordination and relocation of utility facilities impacted by the proposed access. The Permit holder assumes responsibility for the integrity of any existing storm water drainage facility and will construct or be responsible for the construction of an approved storm water culvert of size and design conforming to the Travis County Standards for Construction of Streets and Drainage in Subdivisions. It is further agreed that any temporary driveway approach approved by this permit shall be replaced by a permanent Type 1 or Type 2 driveway approach under a new permit within thirty (30) days of completion of construction of the abutting street to permanent line and grade. **FOR MAINTENANCE PURPOSES, THE MINIMUM PIPE DIAMETER ALLOWED IS 18" OR A DESIGN 2 PIPE (CULVERT STYLE DRIVEWAY).**

Applicant's Signature

CITY OF AUSTIN - PROJECT PERMIT

Printed: 13 November 2003

PERMIT NO.
03016064STATUS
ACTIVETYPE
RADDRESS
12912 PARK DRDATE
13-NOV-03

SUBDIVISION Subdivision: HUGHES PARK LAKE SUBDIVISION NO.1; Lot: 77; Block: B						PERMIT CLERK DCORTINAS			
PLAT	BLOCK A	LOT 77				GRID MB33			
ZONE SF2	HT & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY NEW THREE-STOREY RES W/ATT COVERED PATIO					
SPECIAL PERMIT NO.		TOTAL SQ-FT. 8046	VALUATION \$415,000	TYPE CONST.	USE CAT. R3-1	GROUP	FLOORS 2	BLDGS 1	UNITS
WORK PERMITTED NEW			BASEMENT N	BUILDING DIMENSIONS				MIN. STD. N	ONR N

C
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OWNER/CONTR.
BUILDING
ELECTRICAL
MECHANICAL
PLUMBING
SIDEWALK/DRIVE
SIGN

WALSH TARLTON LTD
SAIKIN BUILDERS

PHONE

266-6393

FEE

\$740

PAID DATE

11/13/2003

REQUIRED
INSPECTIONS

BUILDING
MECHANICAL
ELECTRIC
PLUMBING
CONCRETE
WATER
SEWER

ROOF / SIDE

ELEC SERVICE FEE

PLAN CHECK FEE

ETJ FEE

TOTAL FEE

\$1,690

TOTAL PAID

\$740

C.O. MAILING ADDRESS

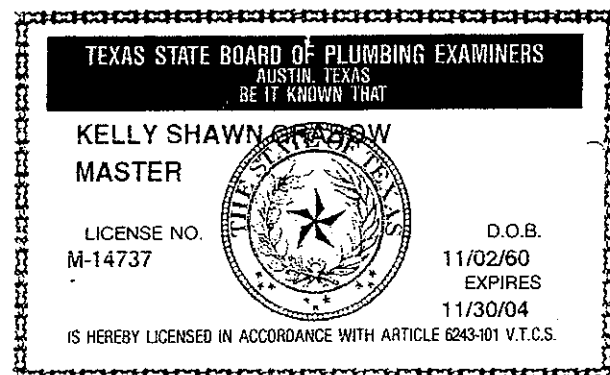
5004 LAKEVIEW DRIVE

AUSTIN, TX 78732

REMARKS IC-6172' 41% BC-5702' 38%. 16' DR & COA
SIDEWALKS MAYBE REQUIRED. NOT IN FLOOD
PLAIN PER TODD PANKEY 11-10-2003. RESID ZON
REV NBRIONES.

Attn:

Diana



TO SCHEDULE AN INSPECTION, CALL 480-0623.

PERMIT NO.
03016064

STATUS
ACTIVE

TYPE
R

ADDRESS
12912 PARK DR

DATE
13-NOV-03

SUBDIVISION Subdivision: HUGHES PARK LAKE SUBDIVISION NO.1; Lot: 77; Block: B						PERMIT CLERK DCORTINAS			
PLAT		BLOCK A		LOT 77		GRID MB33			
ZONE SF2	HT. & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY NEW THREE STORY RES W/ATT COVERED PATIO					
SPECIAL PERMIT NO.		TOTAL SQ. FT. 8046	VALUATION \$415,000	TYPE CONST.	USE. CAT. R3-1	GROUP	FLOORS 2	BLDGS 1	UNITS
WORK PERMITTED NEW			BASEMENT N	BUILDING DIMENSIONS				MIN. STD. N	ONR N

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout					101
Plumbing Rough					501
Plumbing Sewer					505
Plumbing Copper					502
Plumbing Gas					504
Foundation					102
Framing					103
Insulation/Energy					601
Plumbing Top Out					503
Mechanical Rough					401
Mechanical Vent					402
Electrical Slab					301
Electric Rough					302
Wallboard					104
Sidewalk Prepour					201
Driveway Prepour					202
* Final Building					706
* Final Electric					701
* Final Mechanical					703
* Final Plumbing					702
* Final Energy					704
F Final Concrete					705
I Final Sign					707
A Landscaping					
L Engineering					
* Water					
* Sewer					
* Fire					
* Health					

Admin Holds: NONE
Review Date
Remarks:
Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.46 (j).

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.



City of Austin
WPDR
PIER - Building Permit - RECEIPT

Receipt #: 351768

Date: 13 NOV 2003

Company Name: SAKIN BUILDERS

Contact Name:

Phone: 512-663-7137

Fax: --

Address

City:

ZIP: -

Issued by: DIANA CORTINAS

Payment Method: CHECK

Status: Paid

Check Number: 2677

Check Amount:

FAO-Rev.Code	Description	Quantity	Sub Total
1000-630-9100-4053	BP - Building Permit 12912 PARK DR - 03016064	1	\$740.00
1000-630-9100-4053	BP - Building Permit 12912 PARK DR - 03016065	1	\$33.00
1000-630-9100-4053	BP - Building Permit 12912 PARK DR - 03016066	1	\$33.00
			Total : \$806.00



CITY OF AUSTIN - PROJECT PERMIT

Printed: 13 November 2003

PERMIT NO.
03016066

STATUS
ACTIVE

TYPE
R

ADDRESS
12912 PARK DR

DATE
13-NOV-03

SUBDIVISION division: HUGHES PARK LAKE SUBDIVISION NO.1; Lot: 77; Block: B						PERMIT CLERK DCORTINAS			
PLAT	BLOCK A	LOT 77				GRID MB33			
ZONE SF2	HT. & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY NEW DETACHED GARAGE					
SPECIAL PERMIT NO.		TOTAL SQ. FT. 400	VALUATION \$10,000	TYPE CONST.	USE. CAT. M1-1	GROUP	FLOORS	BLDGS 1	UNITS
WORK PERMITTED NEW			BASEMENT N	BUILDING DIMENSIONS				MIN. STD. N	ONR N

C O N T R A C T O R S	OWNER/CONTR.	WALSH TARLTON LTD	PHONE 266-6393	FEE	PAID DATE 11/13/2003	REQUIRED INSPECTIONS BUILDING ELECTRIC
	BUILDING	SAIKIN BUILDERS	663-7137	\$33		
	ELECTRICAL			\$34		
	MECHANICAL					
	PLUMBING					
	SIDEWALK/DRIVE					
SIGN						
ROOF / SIDE						
ELEC SERVICE FEE						
PLAN CHECK FEE						
			ETJ FEE	TOTAL FEE \$67	TOTAL PAID \$33	

C.O. MAILING ADDRESS

5004 LAKEVIEW DRIVE

AUSTIN, TX 78732

REMARKS IC-6172' 41% BC-5702' 38%. NOT IN FLOOD PLAIN
PER TODD PANKEY 11-10-2003.RESID ZON REV
NBRIONES

BY TAKING AND/OR PAYING FOR THIS PERMIT
APPLICATION, YOU ARE DECLARING YOU ARE THE
OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER
OR OWNERS TO SUBMIT THIS APPLICATION, THAT
THE GIVEN DATA ARE TRUE FACTS AND THAT THE
WORK WILL CONFORM TO THE PLANS AND
SPECIFICATIONS SUBMITTED HEREWITH:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES
AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.

CITY OF AUSTIN - PROJECT PERMIT

Printed: 13 November 2003

PERMIT NO.
03016066STATUS
ACTIVETYPE
RADDRESS
12912 PARK DRDATE
13-NOV-03

SUBDIVISION Division: HUGHES PARK LAKE SUBDIVISION NO.1; Lot: 77; Block: B						PERMIT CLERK DCORTINAS	
PLAT		BLOCK A		LOT 77		GRID MB33	
ZONE SF2	HT. & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY NEW DETACHED GARAGE			
SPECIAL PERMIT NO.		TOTAL SQ. FT. 400	VALUATION \$10,000	TYPE CONST.	USE CAT. M1-1	GROUP	FLOORS 1
WORK PERMITTED NEW		BASEMENT N	BUILDING DIMENSIONS				MIN. STO. N
							ONR N

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout					101
Plumbing Rough					501
Plumbing Sewer					505
Plumbing Copper					502
Plumbing Gas					504
Foundation					102
Framing					103
Insulation/Energy					601
Plumbing Top Out					503
Mechanical Rough					401
Mechanical Vent					402
Electrical Slab					301
Electric Rough					302
Wallboard					104
Sidewalk Prepour					201
Driveway Prepour					202
* Final Building					706
* Final Electric					701
* Final Mechanical					703
* Final Plumbing					702
* Final Energy					704
F Final Concrete					705
I Final Sign					707
N					
A Landscaping					
L Engineering					
* Water					
* Sewer					
* Fire					
* Health					

Admin Holds: NONE

Remarks:

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.46 (j).

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.

CITY OF AUSTIN - PROJECT PERMIT

Printed: 13 November 2003

PERMIT NO.
03016065STATUS
ACTIVETYPE
RADDRESS
12912 PARK DRDATE
13-NOV-03SUBDIVISION
bdivision: HUGHES PARK LAKE SUBDIVISION NO.1; Lot: 77; Block: BPERMIT CLERK
DCORTINAS

PLAT	BLOCK A	LOT 77	GRID MB33					
ZONE SF2	RT. & AREA	REOD.	PARKING PROVD.	NEW SWIMMING POOL	PROPOSED OCCUPANCY			
SPECIAL PERMIT NO.	TOTAL SQ. FT. 400	VALUATION \$100,000	TYPE CONST.	USE CAT. M2-1	GROUP	FLOORS	BLDGS 1	UNITS
WORK PERMITTED NEW	BASEMENT N	BUILDING DIMENSIONS			MIN. STD. N	ONR N		

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OWNER/CONTR. WALSH TARLTON LTD
BUILDING SAIKIN BUILDERS
ELECTRICAL
MECHANICAL
PLUMBING
SIDEWALK/DRIVE
SIGN
ROOF / SIDE
ELEC SERVICE FEE
PLAN CHECK FEE

PHONE	FEE	PAID DATE
266-6393		
663-7137	\$33	11/13/2003
	\$34	
	\$34	
ETJ FEE	TOTAL FEE \$101	TOTAL PAID \$33

REQUIRED
INSPECTIONSBUILDING
ELECTRIC
PLUMBING

C.O. MAILING ADDRESS

5004 LAKEVIEW DR

AUSTIN, TX 78732

REMARKS IC-6172' 41% BC-5702' 38%. NOT IN FLOOD PLAIN
PER TODD PANKEY 11-10-2003. RESID ZON REV
NBRIONES.

BY TAKING AND/OR PAYING FOR THIS PERMIT
APPLICATION, YOU ARE DECLARING YOU ARE THE
OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER
OR OWNERS TO SUBMIT THIS APPLICATION, THAT
THE GIVEN DATA ARE TRUE FACTS AND THAT THE
WORK WILL CONFORM TO THE PLANS AND
SPECIFICATIONS SUBMITTED HEREWITH:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES
AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.



Lower Colorado River Authority
Post Office Box 220 Austin, Texas 78767 • (512) 473-3216

AUTHORIZATION TO OPERATE AN ON-SITE SEWAGE FACILITY
Permit #: 3707

Location: 12912 PARK, AUSTIN TX 78732
HUGHES PARK LAKE Block: Lot: 77
Owner: PURCELL, FRED A
Mailing address: 5004 LAKEVIEW DR AUSTIN TX 78732

Permit Date: 9/1/2004
Phone: (512) 266-6393

This license signifies that final approval is given and that the system is ready for use and meets guidelines adopted by the Lower Colorado River Authority (LCRA) and the Texas Commission on Environmental Quality (TCEQ). Acceptance of this license to operate the system constitutes an agreement to abide by the terms and conditions specified in the most current version of the LCRA and TCEQ regulations for on-site sewage facilities.

The LCRA's program is designed to protect the water quality of the Highland Lakes. Your commitment to meeting the requirements of the license is appreciated by everyone who uses and enjoys the Highland Lakes and the Colorado River. Thank you for your assistance in keeping the water clean.

Should you have questions regarding operation and maintenance of the system, please call me at 1-800-776-5272, extension 3216. The number printed on the license will help us answer your questions expeditiously. For your information, I have also enclosed a booklet which will better enable you to understand and care for your on-site sewage facility.

Thank you again for your concern about water quality. Remember that any time you see or suspect a problem about water quality, you may call 1-800-776-5272, extension 6843.


Agency Official

250007172

1/10/07
Date

HOUSE

1" encroachment

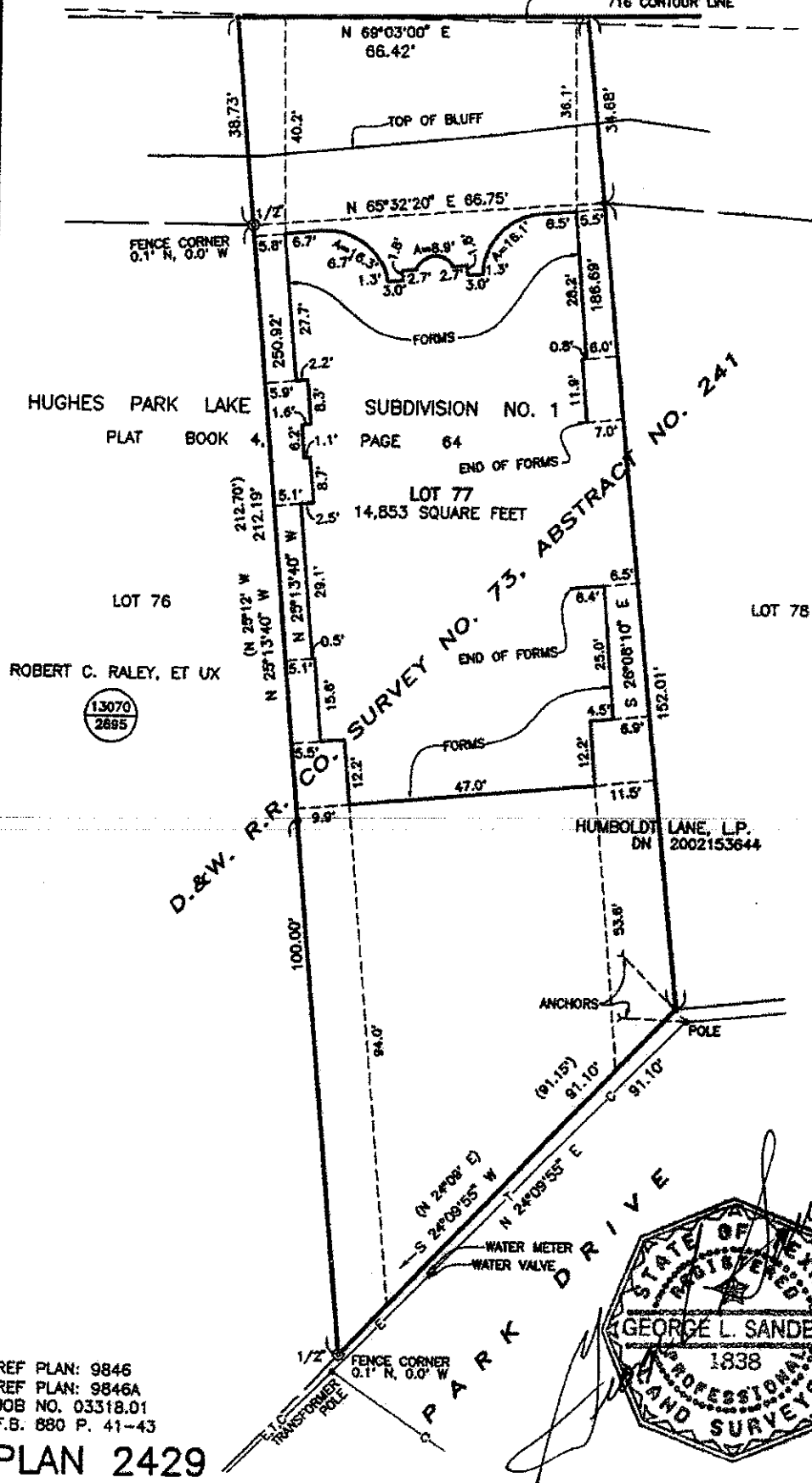
LOWER COLORADO RIVER AUTHORITY
EASEMENT TO INUNDATE TO
715 CONTOUR LINE

THOMAS B. HUGHES

MAP OF SURVEY SHOWING FORMS
LOT 77, HUGHES PARK LAKE
SUBDIVISION NO. 1
TRAVIS COUNTY, TEXAS
MADE FOR
FRED PURCELL

LAKE TRAVIS

APPROXIMATE LOCATION
716 CONTOUR LINE



LEGEND

- CALCULATED POINT
- 1/2" STEEL PIN SET WITH CAP
- ⊙ 1/2" STEEL PIN FOUND
- ⊙ IRON PIPE FOUND AS NOTED
- CHAIN LINK FENCE
- E— OVERHEAD ELECTRIC LINE
- T— OVERHEAD TELEPHONE LINE
- C— OVERHEAD CABLE TELEVISION LINE
- (0°00'00") DENOTES RECORD BEARING
- (0.00') DENOTES RECORD DISTANCE

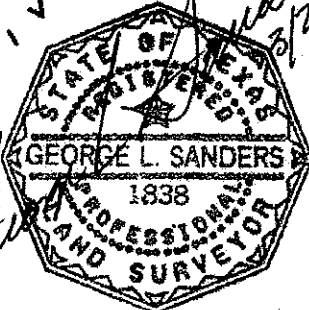
DN DOCUMENT NO. — OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS

VOL
PAGE REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

SCALE 1" = 30'

SURVEY UPDATED NOVEMBER 13, 2003
SURVEY COMPLETED JUNE 17, 2002
METCALFE & SANDERS, INC.
LAND SURVEYORS

BY:



GEORGE L. SANDERS
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1838
4800 SOUTH CONGRESS AVE.
AUSTIN, TEXAS 78745

REF PLAN: 9846
REF PLAN: 9846A
JOB NO. 03318.01
F.B. 880 P. 41-43

PLAN 2429

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

SURVEY CERTIFICATE

I, George L. Sanders, Texas Registered Professional Land Surveyor No. 1838 of Metcalfe & Sanders, Inc., Land Surveyors, do hereby certify to: Fred Purcell that on November 13, 2003 an on-the-ground survey of the forms for the slab of the proposed building on Lot 77, Hughes Park Lake Subdivision No. 1, City of Austin, Travis County, Texas, was made under my supervision and that the forms were not found to encroach on the five foot building set back lines.

Certified to this 15th day of December A. D. 2003.



METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in black ink, appearing to read "George L. Sanders".

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

STEPS

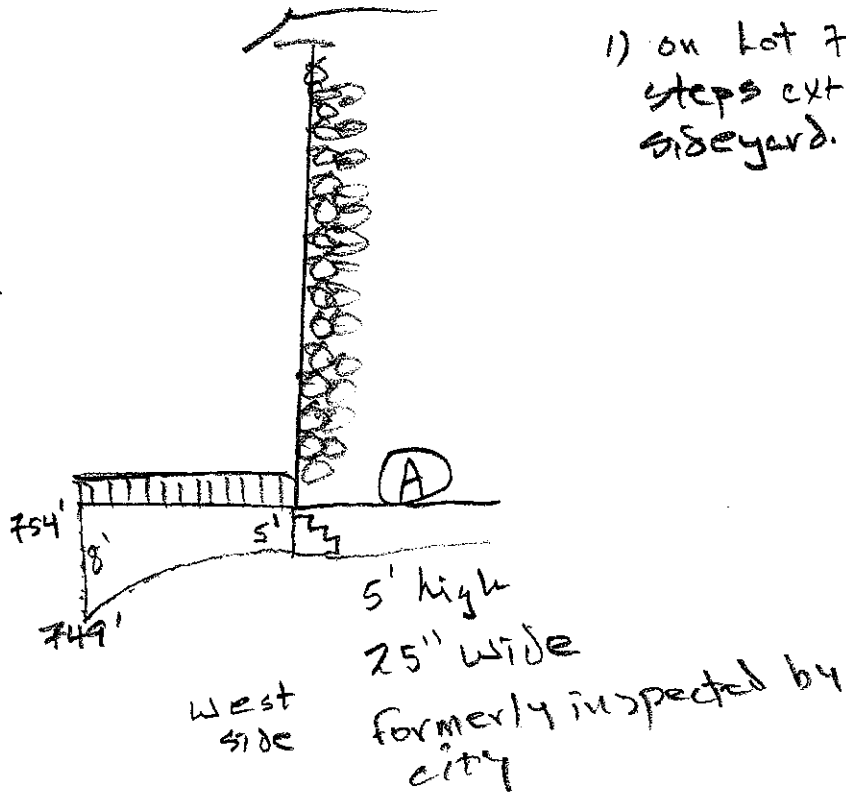
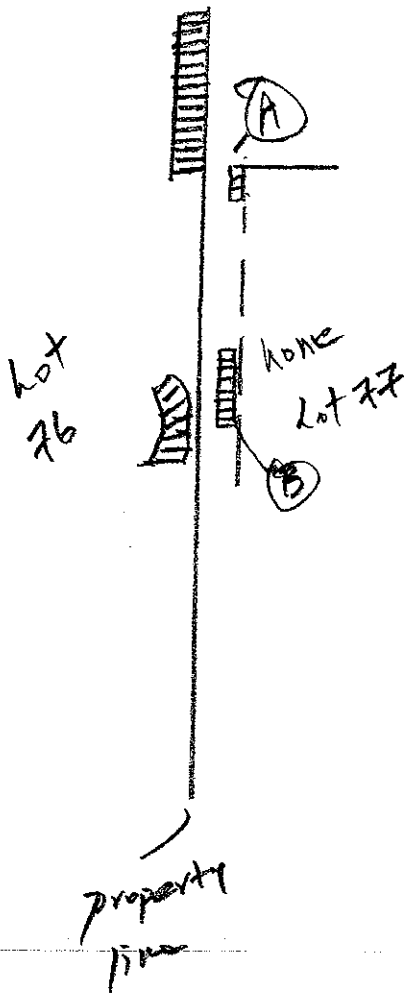
(A) - height exceeds 3'

Steps:

(B) - width exceeds 3'

Steps inspected 9-4-08 & passed inspection; 2 hand rails were required for completion.

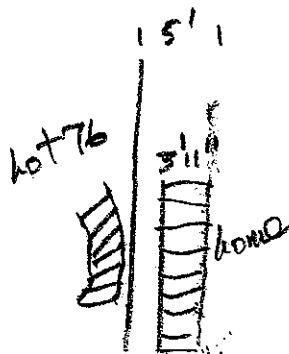
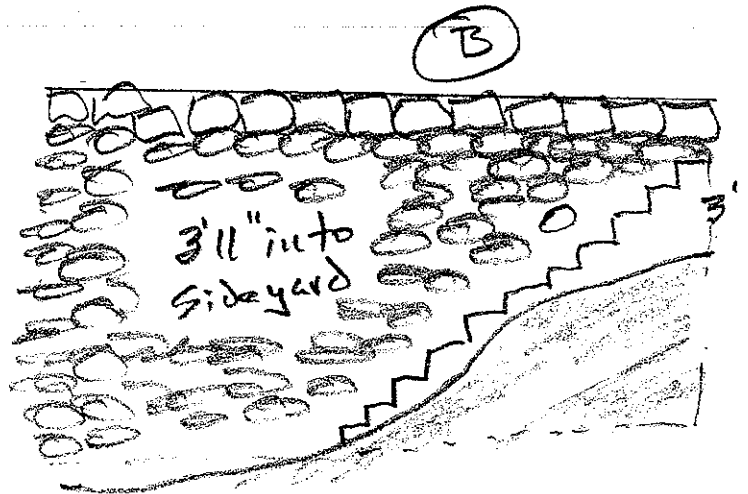
1) on lot 76 concrete steps extend 5' into sideyard.



(2)

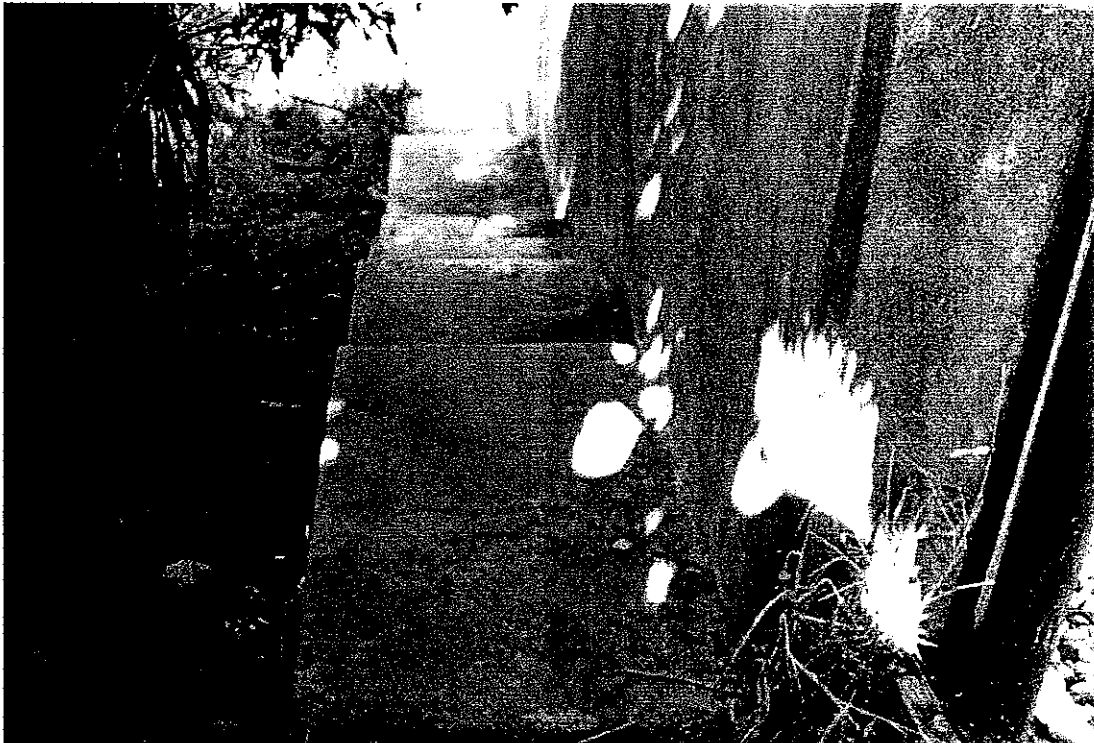
West side

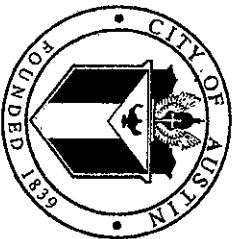
(1)



formerly inspected by city

Lot 76 - 10' x 10'
38' long
5' into yard on right





CORRECTION NOTICE

ADDRESS 12913 Park Dr

DATE 8-4-08 TYPE INSPECTION Life Safety

INSPECTOR V. G. G. PHONE 974-1852

You may check the status of your permit at:

<http://www.ci.austin.tx.us/development/pieriv.htm>

The following orders are hereby issued for their correction 1. Tonnage MATRONS ex haust

2. Guard Rails at hand Aills at LEFT side.

3. hand Aill @ Thermo Room

4. Fine Cante and Fine Place with good Supply

Time of Inspection _____ PAGE _____ OF _____

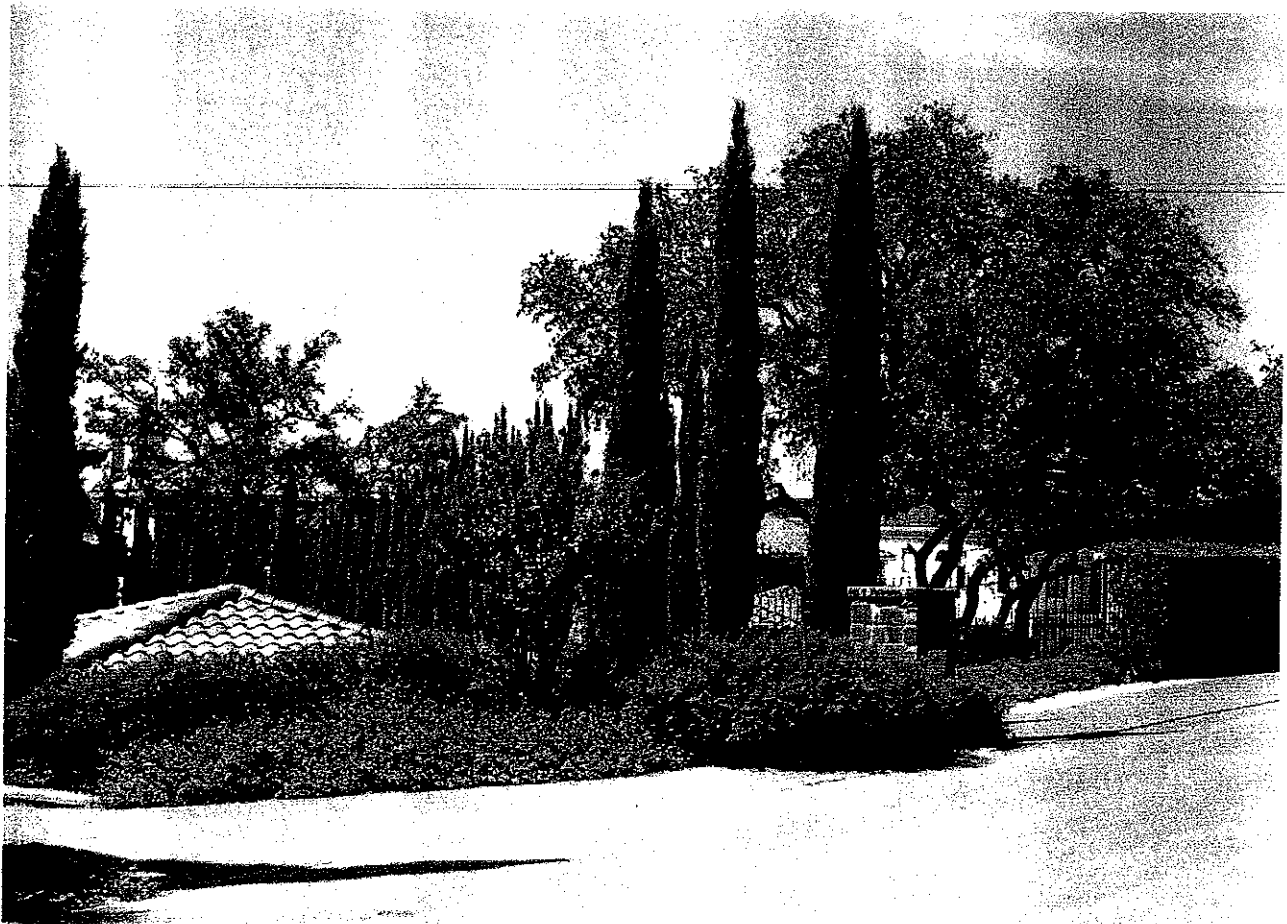
FIELD COPY

GAZBO
CARPORT

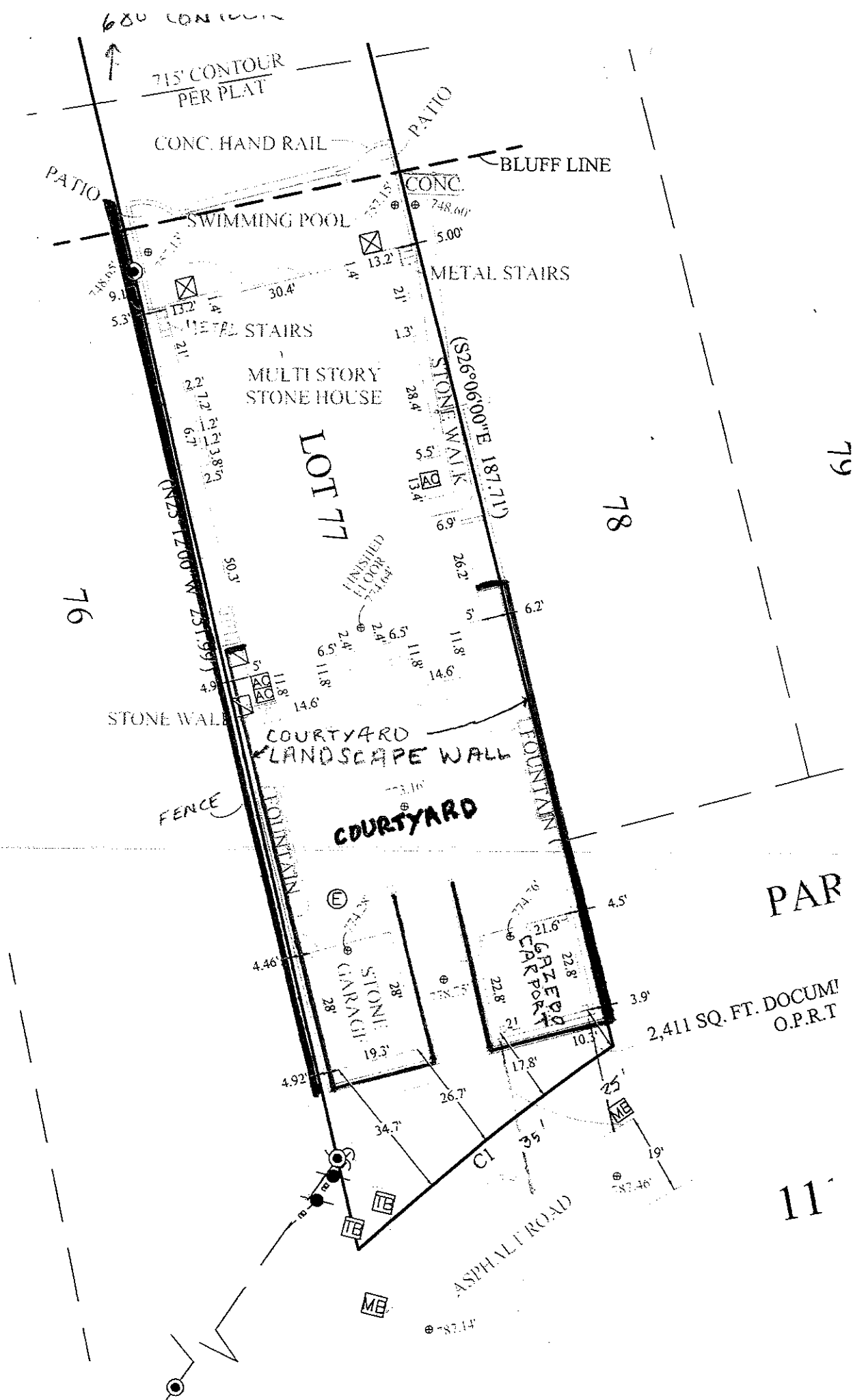
GARAGE



Garden from Street

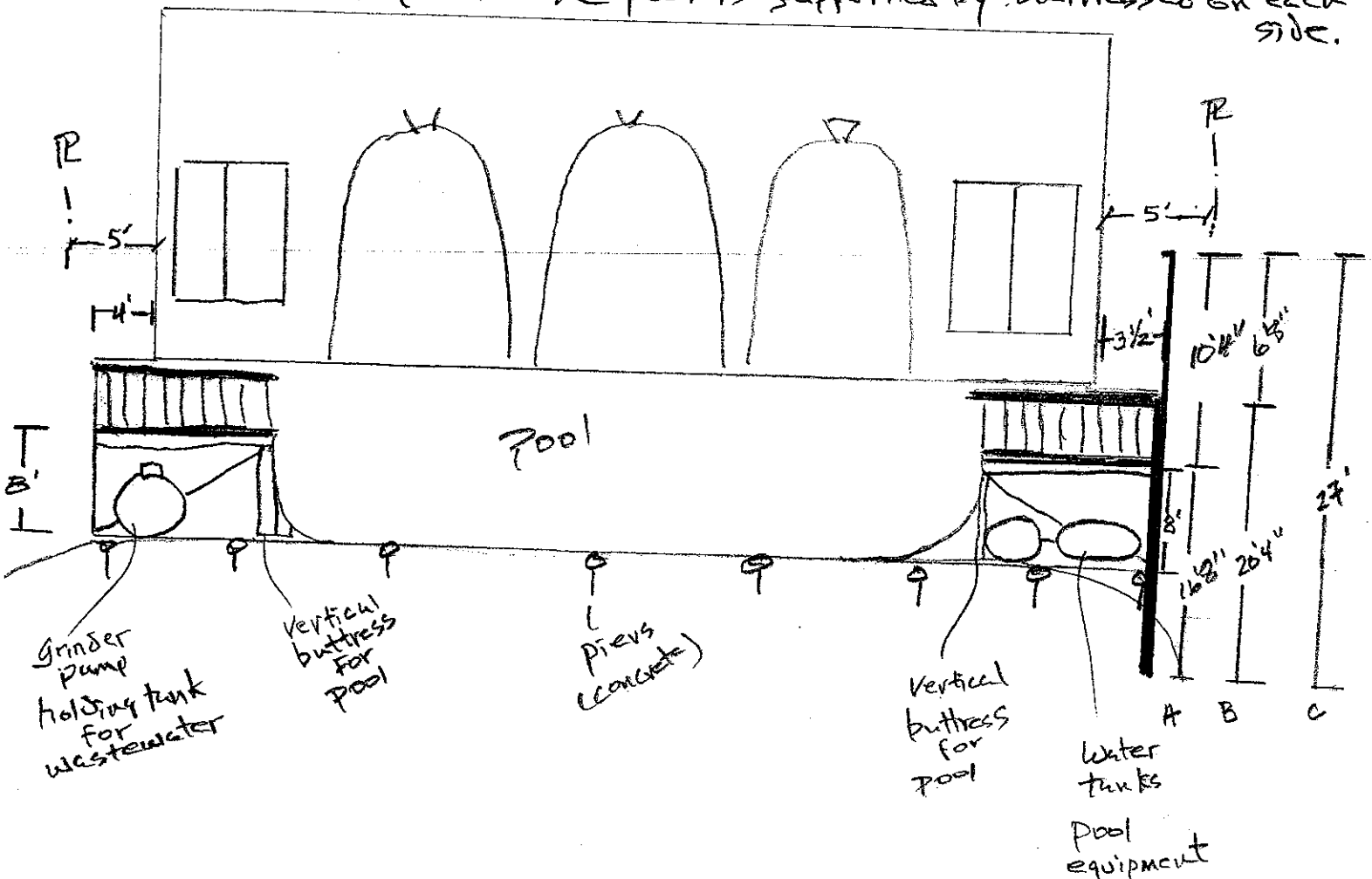


Garden/Carport from Street



DECK

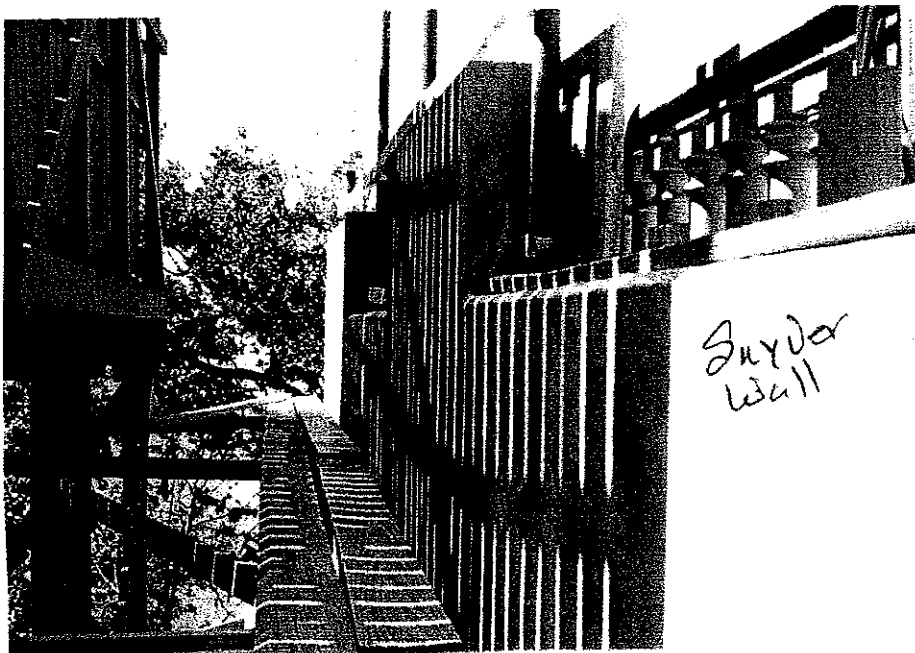
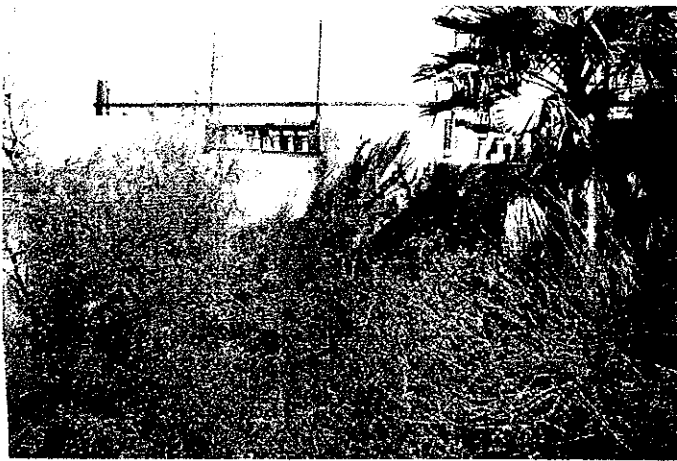
1. The deck extends into sideyard $3\frac{1}{2}$ -4'.
2. The deck is part of the landscaping/hardscape + covers pool equipment on the west side + wastewater package plant, including a grinder pump and wastewater holding tank on the east side.
3. The deck covers the structural support (vertical buttresses) for the pool, pool equipment + sewage equipment.
4. On the west the lot owner has constructed a 27' concrete, iron, wood + sheet-metal wall + fence. The concrete portion of the wall is 20'4" high, (B below); the fence/wall is 27' tall (C below); the wall and fence are 10'4" above the floor ~~level~~ level of the deck (A below). The deck is 8' above the ground.
5. The deck, pool equipment, + structural support are shielded by the concrete wall.
6. The pool, deck extended out over a bluff are supported by concrete piers. The pool is supported by buttressed on each side.



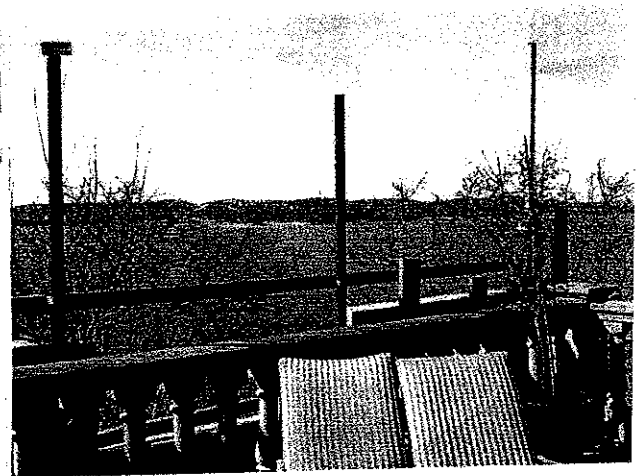


East
View
of
Deck

Deck from the East

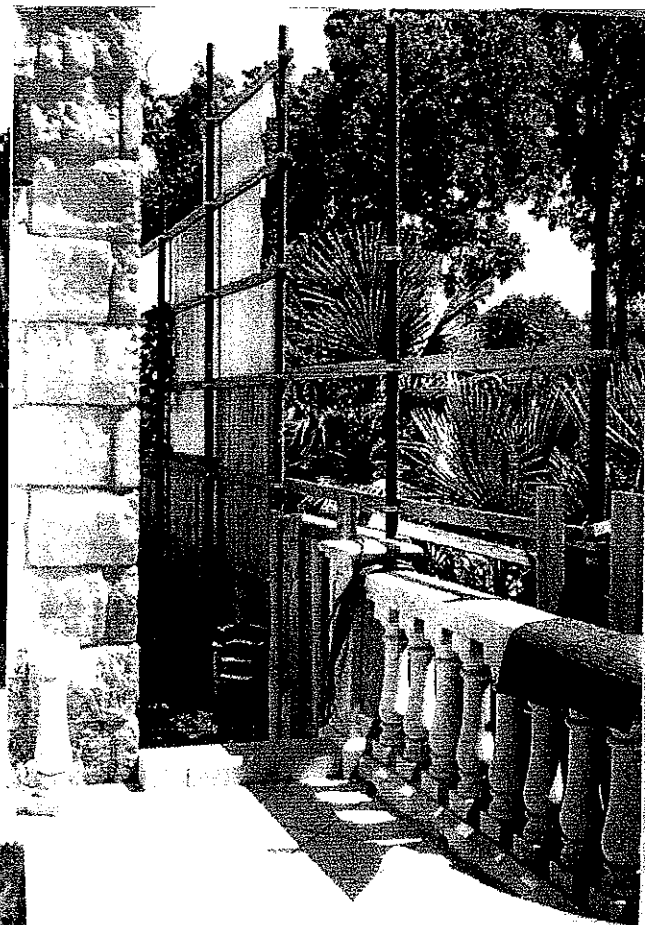
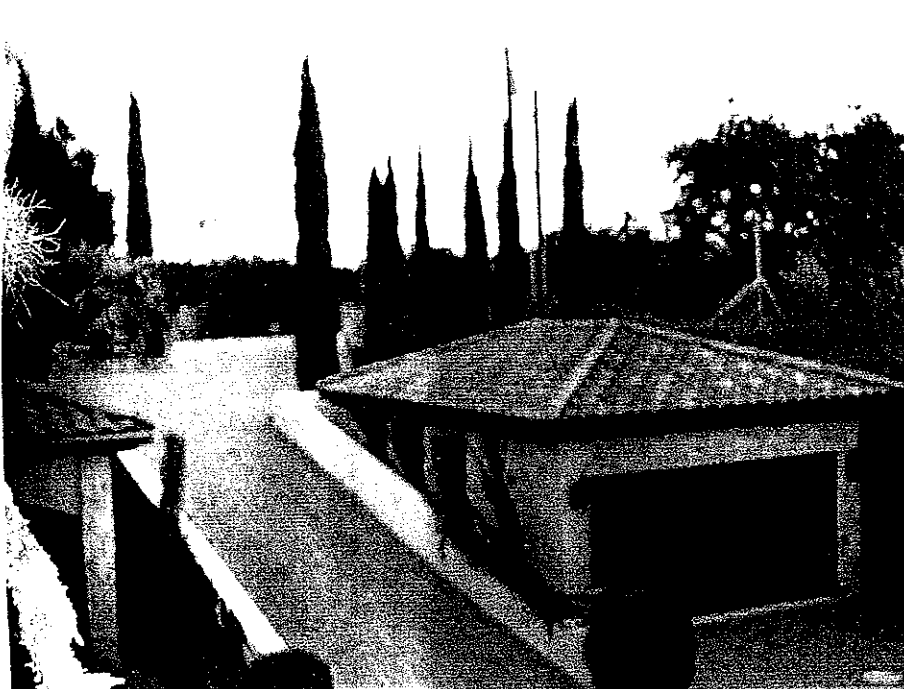


Snyder
Wall

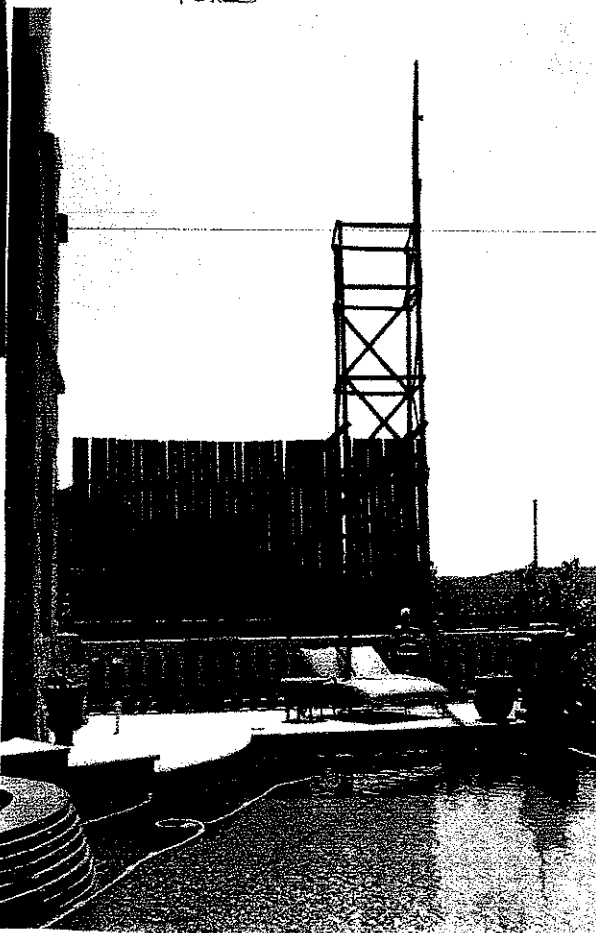
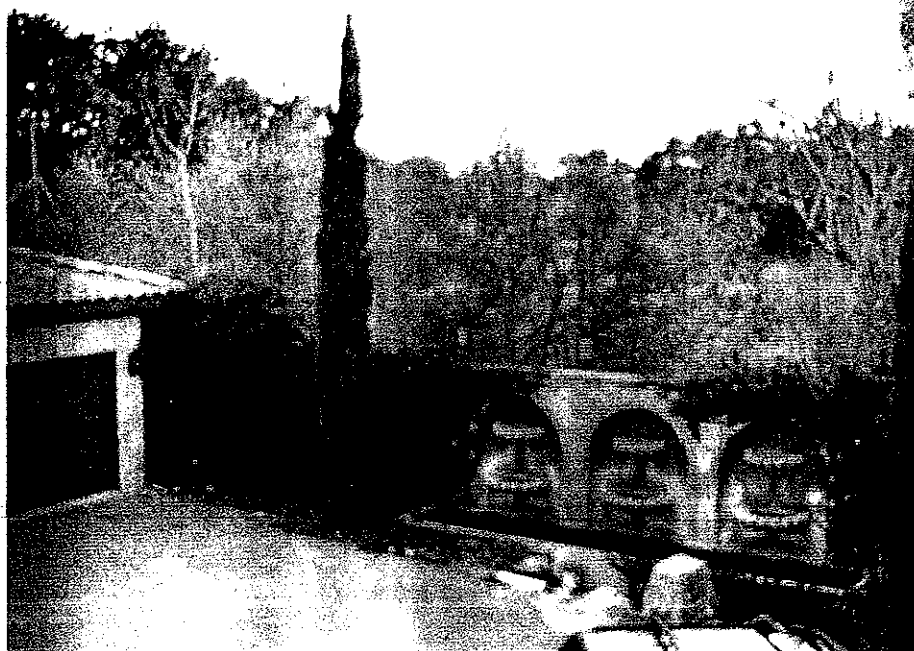


Snyder
Fence

FENCE



lot 77
SNIDER
FENCE



lot 77
SNIDER FENCE



Singer Wall, Lot 76
27' Tall

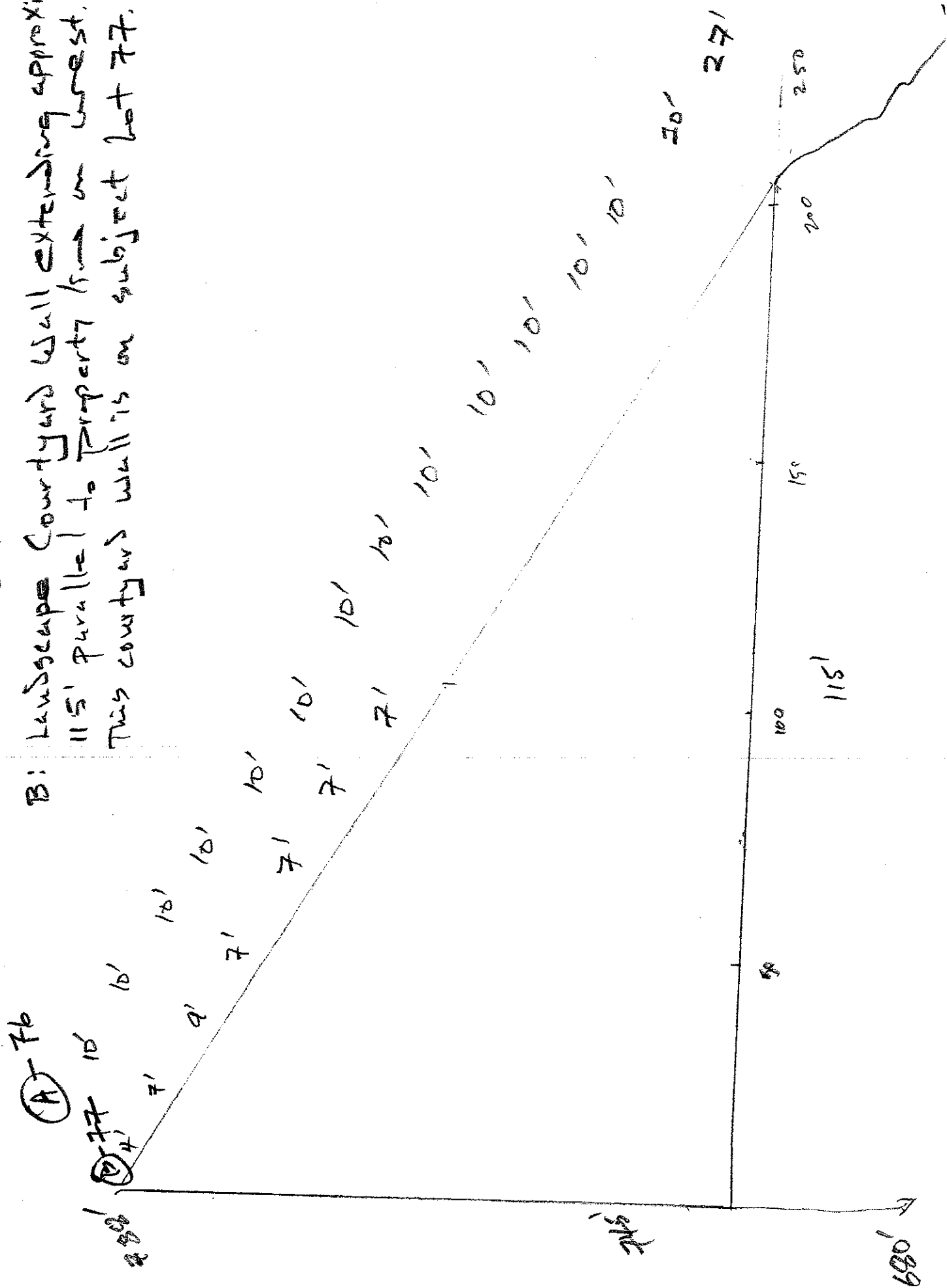


Snyder fence, lot 46



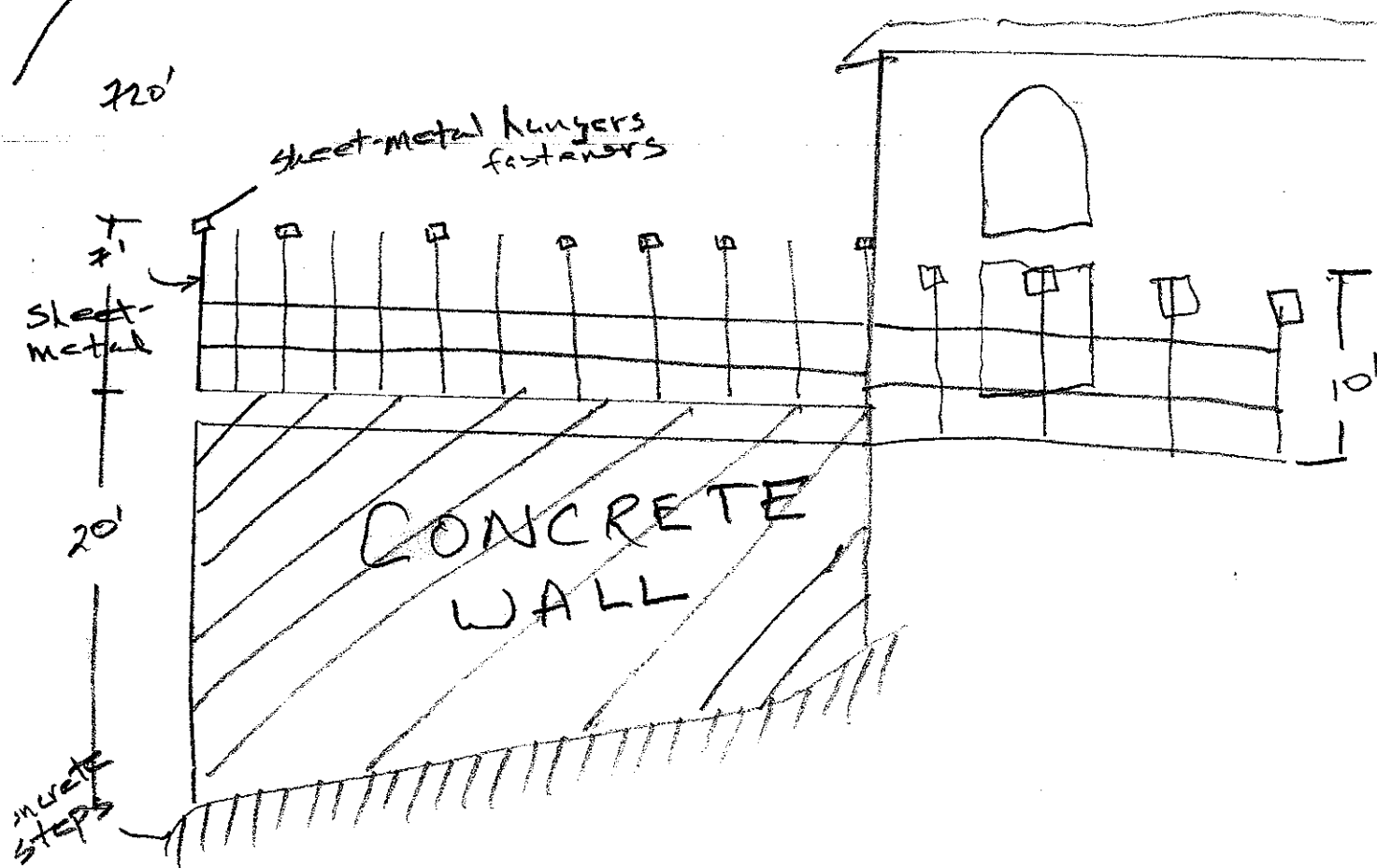
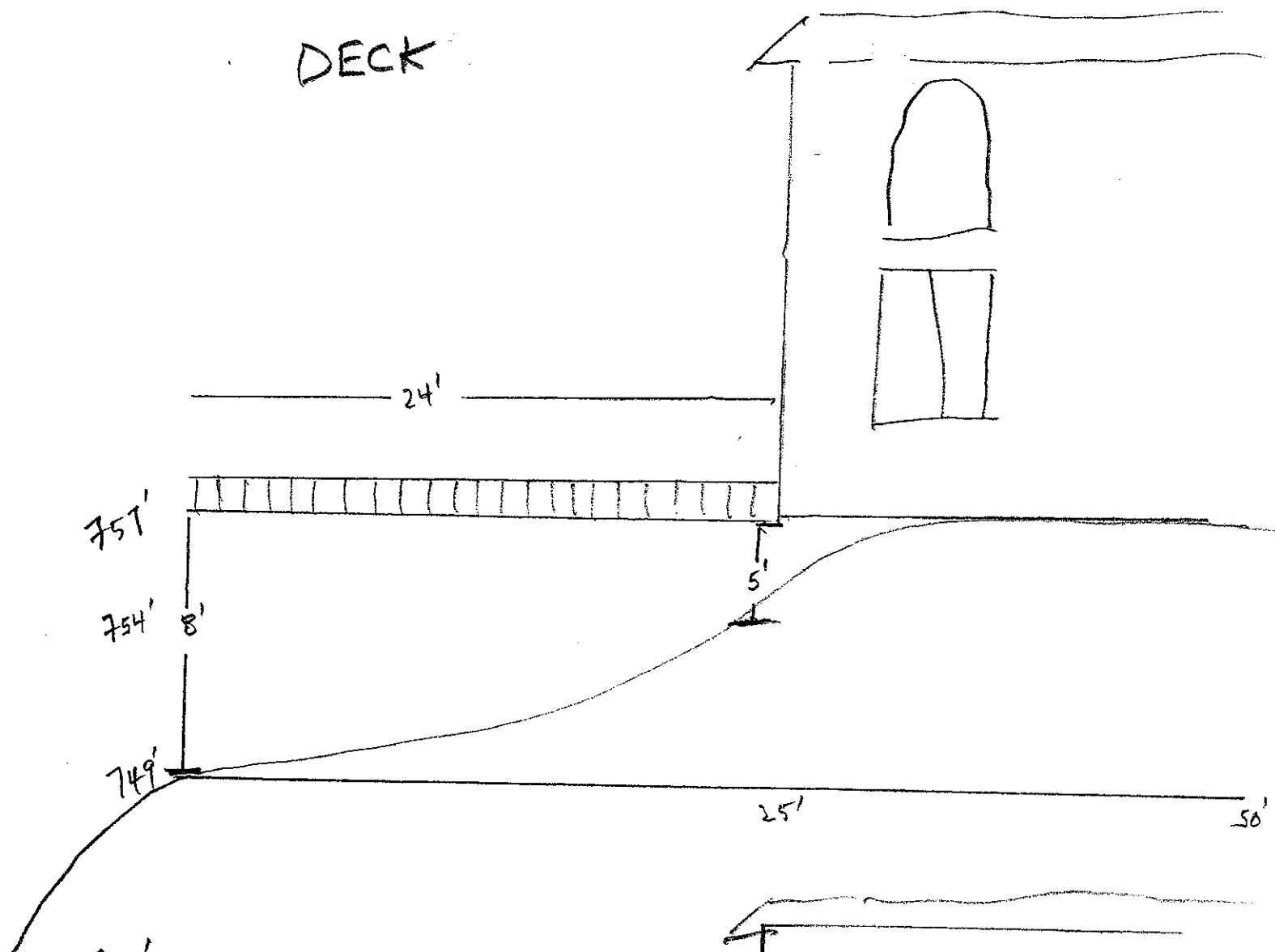
A: Fence/wall on lot 76 extending approximately 250' along property line

B: Landscape Courtyard Wall extending approximately 115' parallel to property line on west. This courtyard wall is on subject lot 77.



DECK

DECK



- 0134

Snyder presentation to BOA

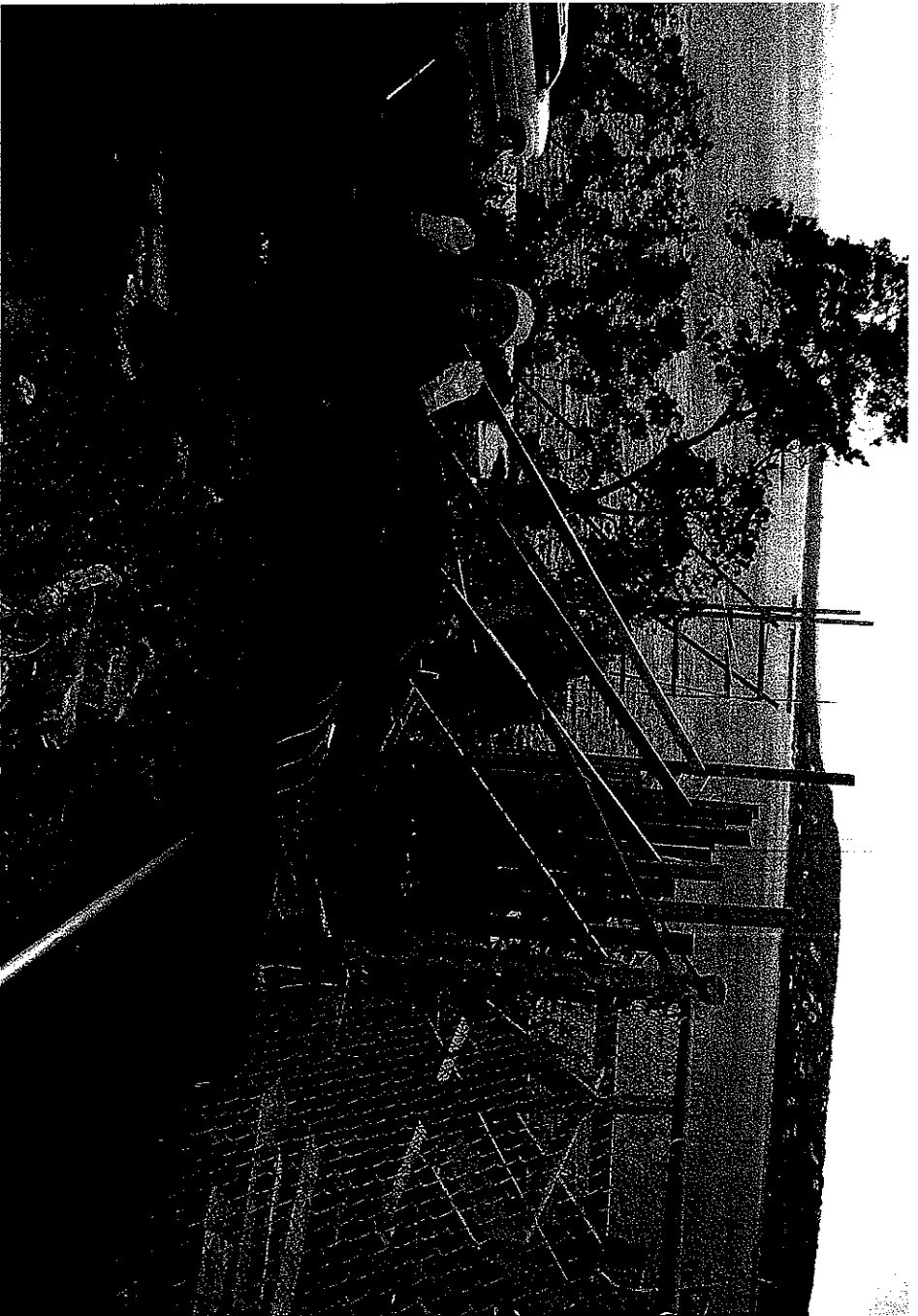
Opposed to variances requested by

Mr. Fred Purcell

12912 Park Dr.

Major Problems with Fred's Request

- 5' Setback for a reason – space between residences, access by emergency personnel, value of property with space, etc.
- Elevated Pool deck and equipment below uncovered is unsightly and dangerous
- No security or protection possible – kids can access his pool now, via our property or from his street and driveway
- Garage added in setback – next to an 15' retaining wall – both not allowed per City Code and not necessary nor a hardship for Fred (his choice and his plan all along)
- We now have all these structures right up against our property – degrades our property
- Impervious Coverage is not in compliance anymore and water runoff, erosion is a problem – impacts us directly



October 2003 – Fred’s destruction of our fence

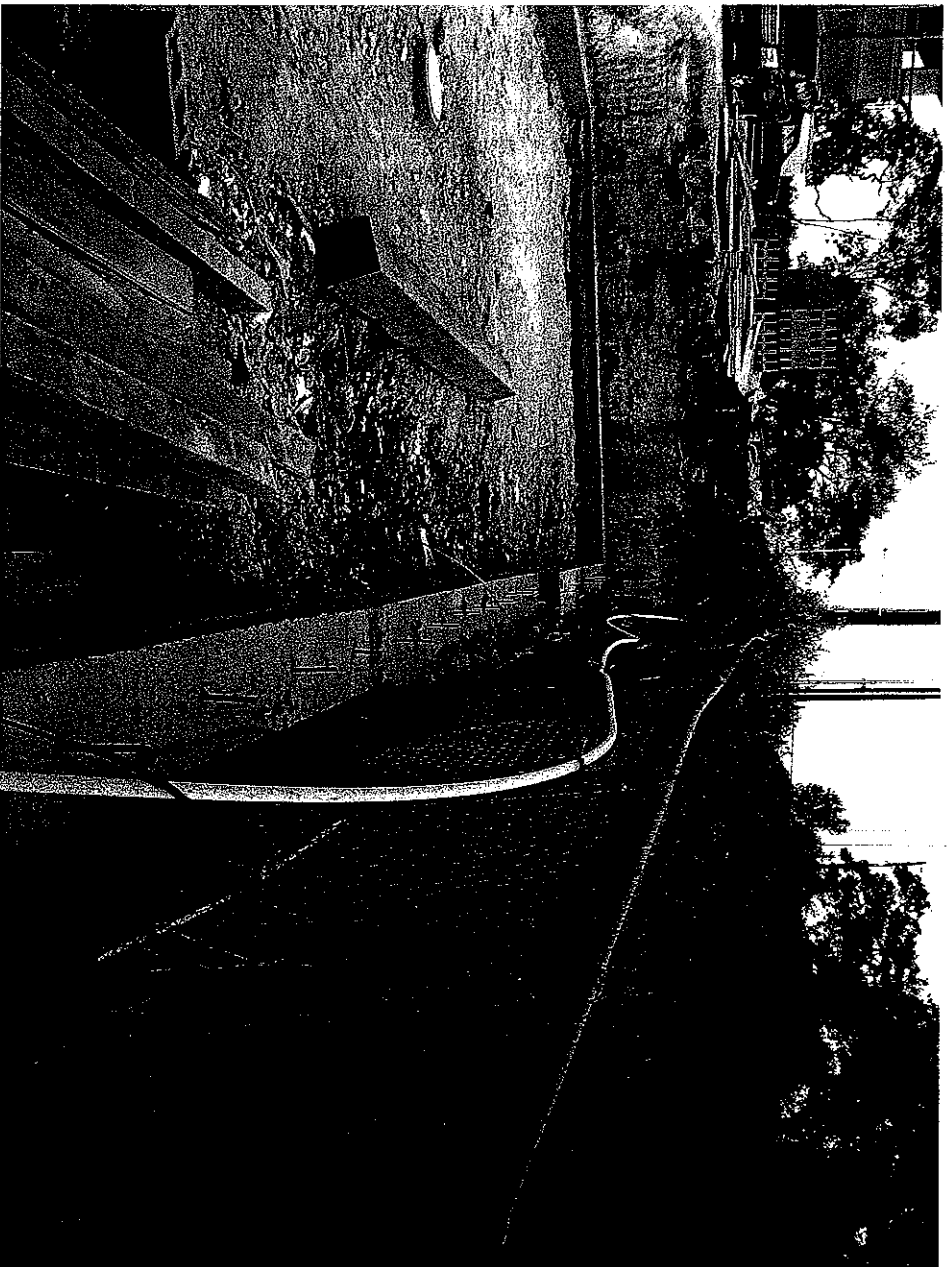
David was 5 – Now is 13. Still having to deal with this problem.



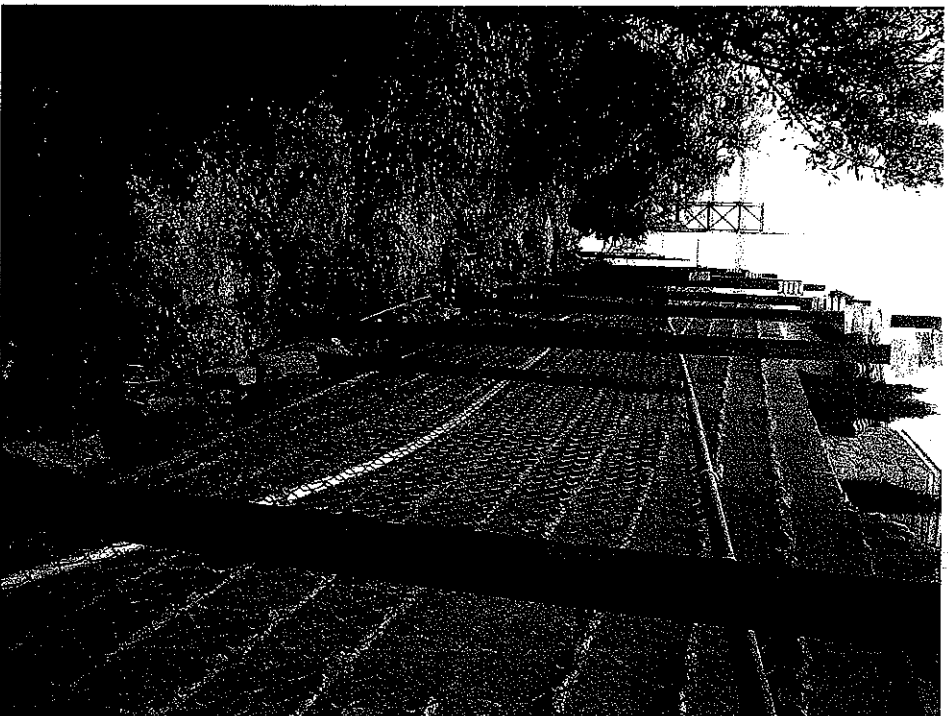
More Destruction along our property line – Oct 2003

No Permit, No permission by us to do this.....

Fred's Wall getting started - Cut and Built to 15' September 2004 – NO PERMIT



Unfinished on our side ☹️



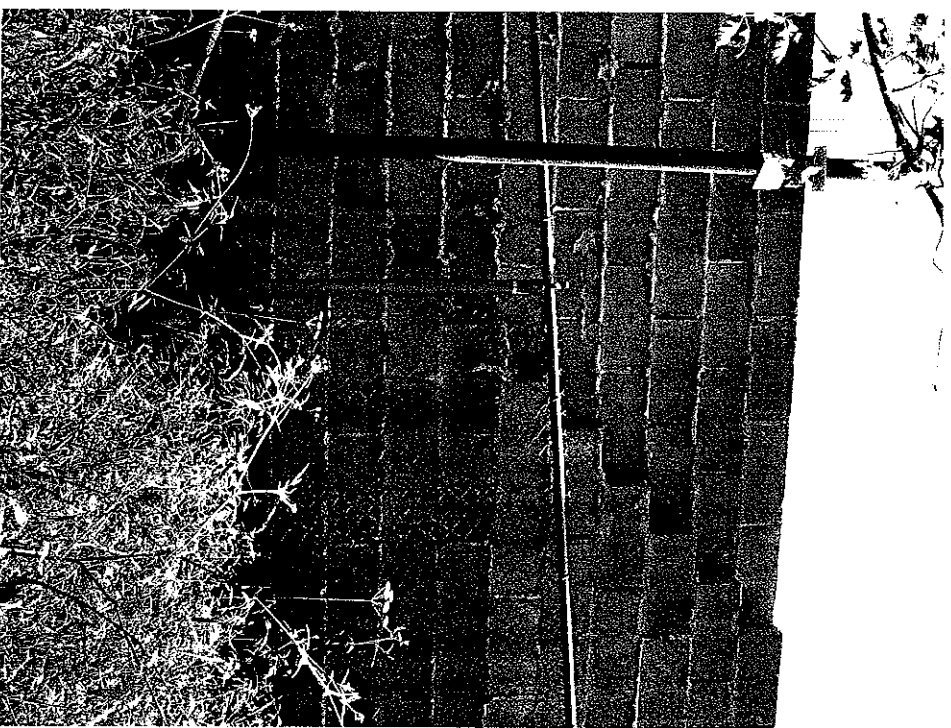
Note gas line
above ground!!!



Our side of his wall

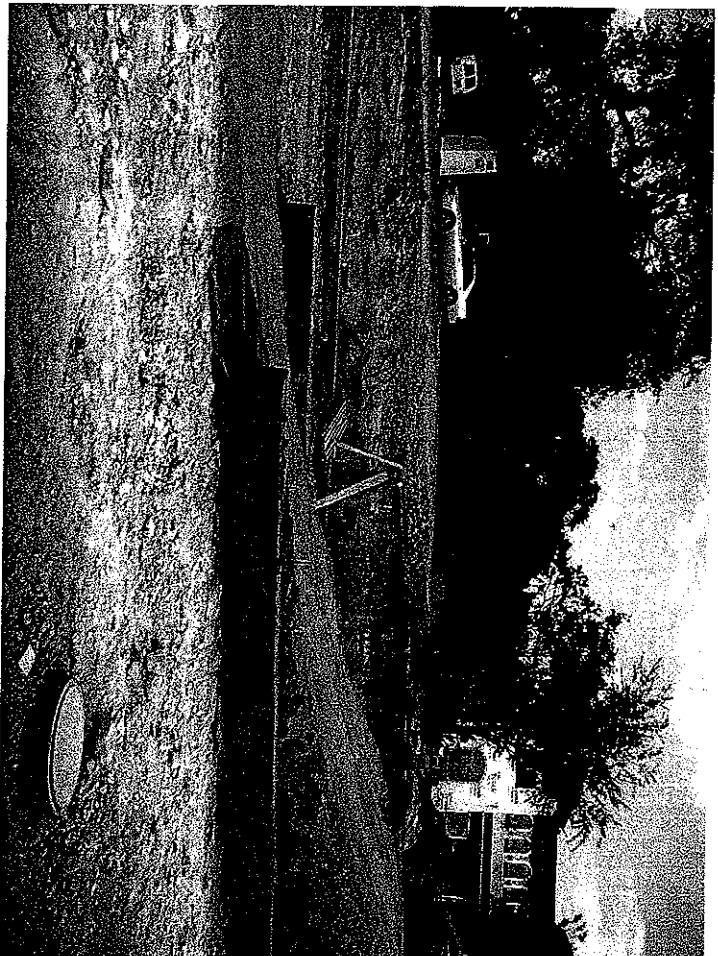


I'm 5'9" tall.



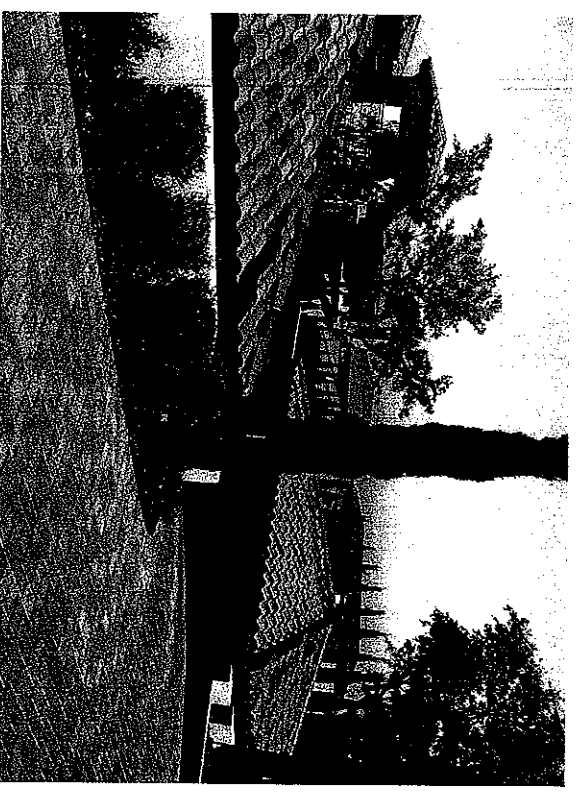
Left unfinished and jagged on purpose

Fred's two garages – before and after

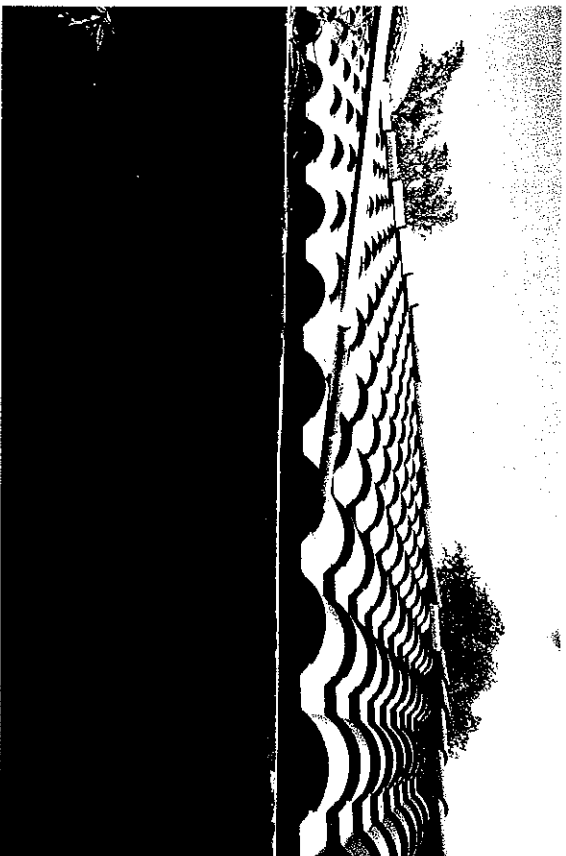


This was at 41%
impervious cover (max
45%)

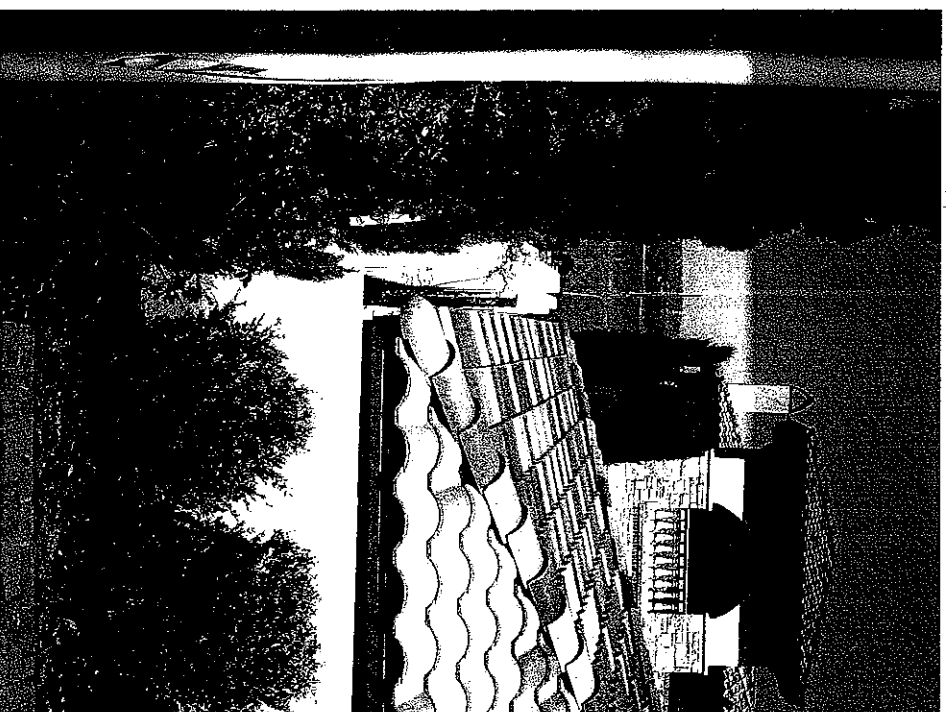
Much more cover
now!! What %%?



Roof of his garage

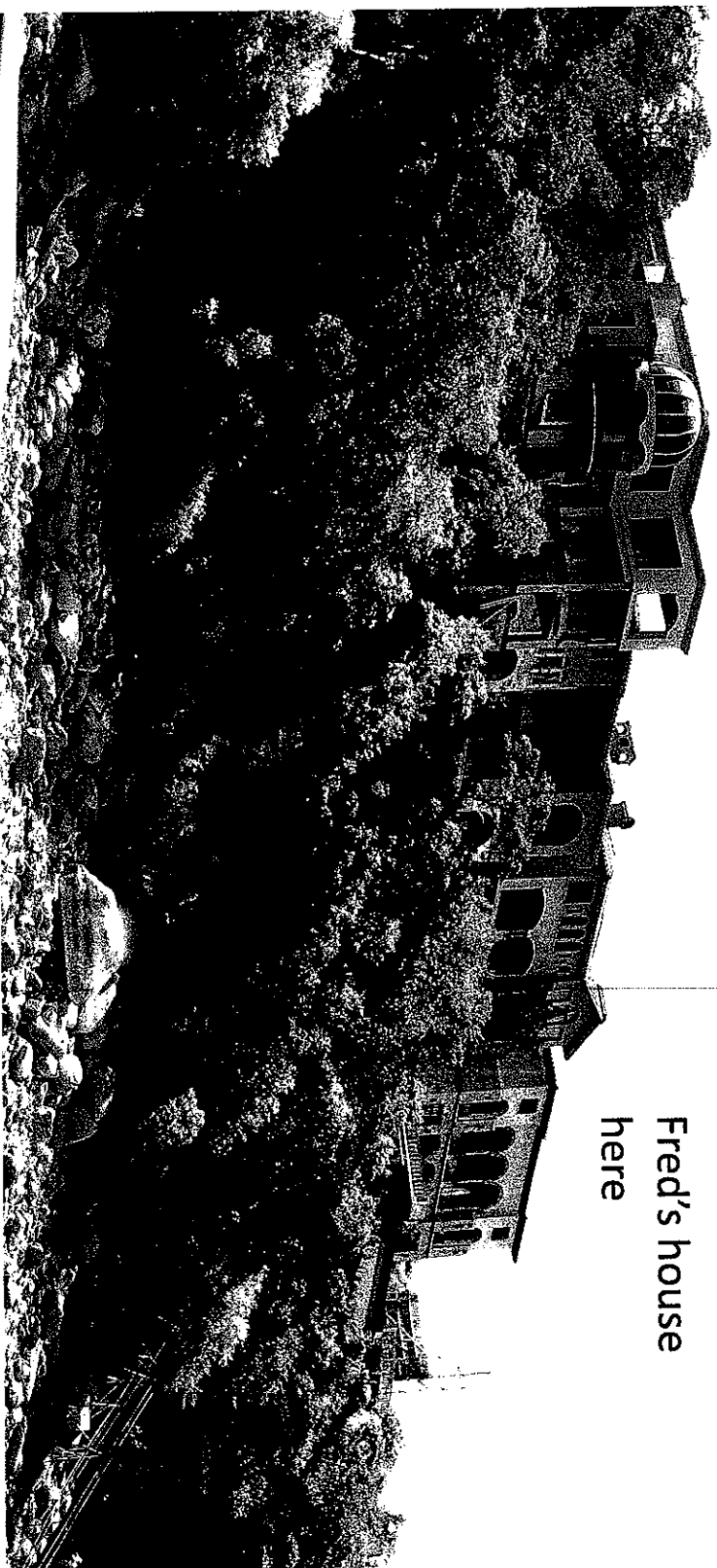


Tiles of garage roof right next to property line



Roof line in setback; view from street

View from the lake – looks very
overbuilt (four big houses side by side)



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0134 - 12912 Park Drive

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 13th, 2010

Mrs. William Schneider
Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

550-71, 72 Angler Lake Subd. 688.1

Signature

Date

Daytime Telephone: (512) 476-4461

Comments:

I am against the proposed changes due to the fact that it would increase the density of the area and the existing community. I will be able to attend the public hearing and speak for the record.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

CASE # C15-2010-0134
ROW-10513041
TP-0152440144

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 12912 Park Drive

LEGAL DESCRIPTION: Subdivision – Hughes Park Lake, Sub. # 1

Lot(s) 77 Block A Outlot _____ Division _____

I Jim Bennett as authorized agent for Fred Purcell

_____ affirm that on 9/27, 2010, hereby apply for a hearing before the

Board of Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

(west)
✓ A garage providing a side yard setback of 4.46 ft.; a swimming pool deck providing side
yard setbacks of 0 ft; a carport providing a front street setback of 10.3ft and a side yard
(east) setback of 3.9 ft; a wall (fence) height of 8ft. 6 ; and providing a side yard of 4.9 feet for
the residence.

in a SF-2 district.

(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The improvements are complete and in most cases the amount of variances are minimal caused by the topography, terrain and the shape of the frontage of the lot.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The extreme topographic conditions of the site The site slopes approximately 70 ft. from the front of the lot to the rear. The sharp angle of the front property line. The sever drop at the front property line and the relocation of the street

- (b) The hardship is not general to the area in which the property is located because:

This site is developed and the flat surface portion of this lot is where the house is constructed. The street was not relocated in the front of other lots in the area.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Due to the topography of the site the roof of the carport structure is almost non-visiable from off the property, as is the garage and other encroachment Due to the courtyard walls and walls on adjoining properties the minimal amount of variances the variances would have little or no affect on the character of the area.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr. Austin, TX
City, State & Zip Austin, TX 78748

Printed Jim Bennett Phone 282-3029 Date 3/26/09

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Fred Purcell Mail Address 12912 Park Dr.
City, State & Zip Austin, TX 78732

Printed Fred Purcell Phone 784-4920 Date 3-23-09

City MSJ

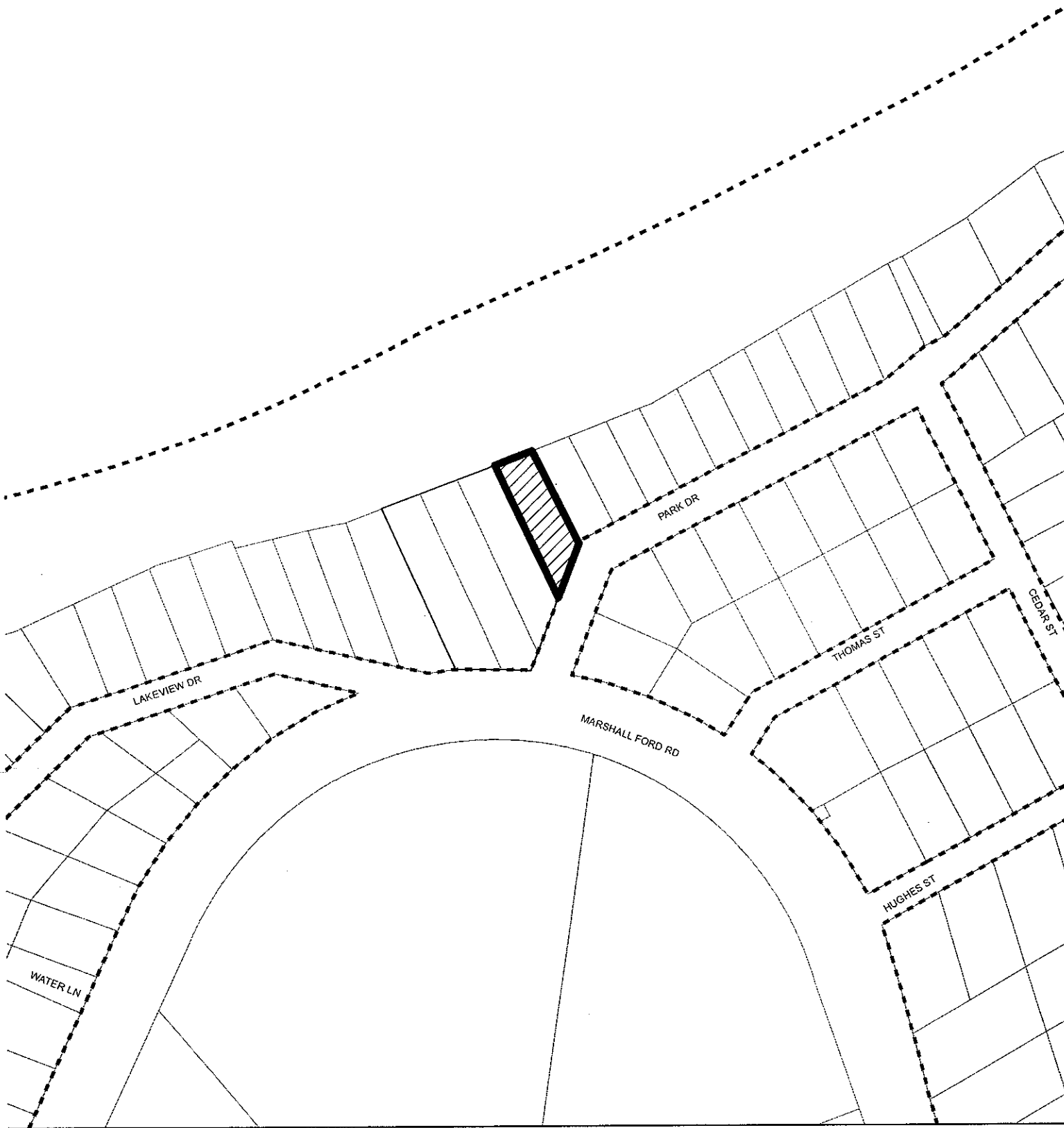
EX B - the bill file for the enactment of new legislation in 2003, Sec 211.016, which was added to Subchapter A, Ch. 21, Local Gov Code by HB 1207; applicability of the new law is addressed in SECTION 2.3:

(a) This act takes effect Sept 1, 2003.

(b) The change in law made by the Act applies only to a resid. subdiv plat approved by a municipality on or after the effective date of this act. A residential subdiv plat approved by a municipality before the effective date of this act is governed by the law in effect when the plat was approved, and the former law is continued in effect for that purpose.

Permits expired
1) driveway road
2) garage
3) ~~to~~ none for curbside

no permit for
1) deck
2) carport
3) well



BOARD OF ADJUSTMENTS

CASE#: C15-2010-0134
LOCATION: 12912 PARK DR
GRID: B33
MANAGER: SUSAN WALKER

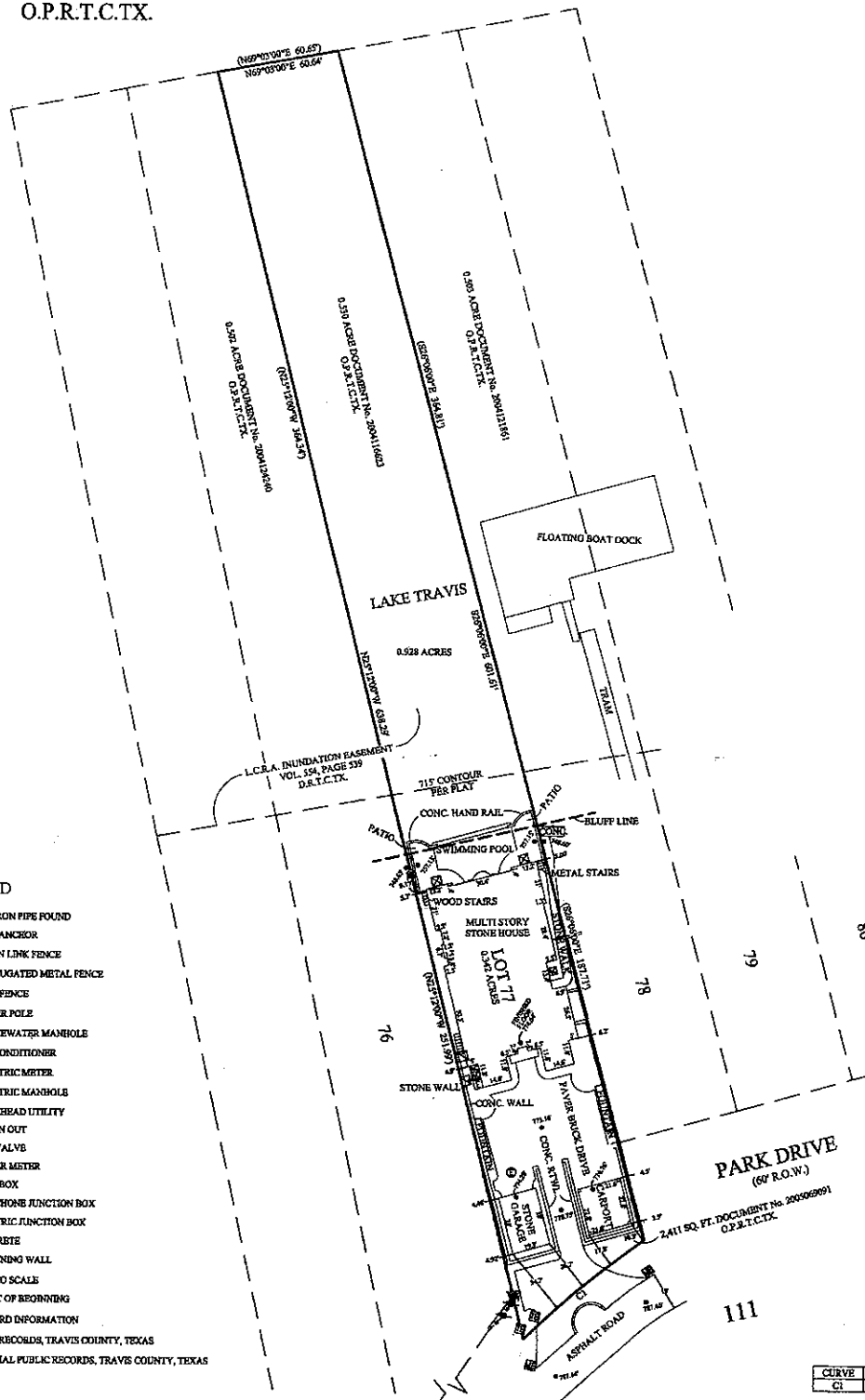
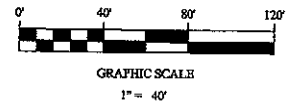


This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT

PURCELL PROPERTY
LOT 77 HUGHES PARK SUBDIVISION No.1
VOLUME 4, PAGE 64 P.R.T.C.T.X.
0.530 ACRE, DOC. No. 2004116623
2,411 SQ. FT. DOC. No. 2005069091
O.P.R.T.C.T.X.

DALLAS & WICHITA R.R. Co.
SURVEY NO. 73, ABSTRACT No. 241
TRAVIS COUNTY, TEXAS
SEPTEMBER 2010



LEGEND

- 3/4" IRON PIPE FOUND
- GUY ANCHOR
- CHAIN LINK FENCE
- CORRUGATED METAL FENCE
- IRON FENCE
- POWER POLE
- WASTEWATER MANHOLE
- AIR-CONDITIONER
- ELECTRIC METER
- ELECTRIC MANHOLE
- OVERHEAD UTILITY
- CLEAN OUT
- GAS VALVE
- WATER METER
- MAIL BOX
- TELEPHONE JUNCTION BOX
- ELECTRIC JUNCTION BOX
- CONC. CONCRETE
- RTWL. RETAINING WALL
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION
- P.R.T.C.T.X. FLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

BEARING BASIS: TWO 3/4" IRON PIPES FOUND ON THE COMMON LINE OF LOT 76 AND 77, BEING CALLED BEARING OF N 25° 12' W

I, JOHN C. NIELSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN DURING NOVEMBER 2007 AND SEPTEMBER 2010, UNDER MY DIRECTION AND SUPERVISION.



John C. Nielsen
JOHN C. NIELSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5541, STATE OF TEXAS

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	535.07	77.07	77.07	N46°02'14"E	08°13'15"

Delta Survey Group Inc.
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MANSFIELD

PROJECT LOT 77 PARK DRIVE

THIS EXHIBIT